

# 16 Pepper Street, Falcon, WA 6210

Mandurah

## House For Sale

Monday, 6 November 2023

16 Pepper Street, Falcon, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1066 m2**

**Type: House**



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**From \$1,095,000**

Nestled in one of Falcon's finest streets of Avalon, this breathtaking 4-bedroom, 2-bathroom, 3-level residence is a true masterpiece, boasting the best of beachside living. Located just one street away from the sandy shores of Avalon Bay's pristine beaches with some of the best swimming, surfing & fishing on your doorstep, this stunning home offers a lifestyle that dreams are made of.

**Ground Floor Bliss:** The ground floor welcomes you with three generously sized bedrooms, ensuring comfort and privacy for all family members. A family-sized bathroom and a well-appointed laundry complete this level, providing convenience and functionality for everyday living.

**Elevated Living:** Ascend to the second level with a feature solid Marri wood staircase, where you'll find the heart of the home. An expansive living, kitchen, and formal dining area also with stunning Marri Polished Floors, open up to both front and rear balconies, offering ocean views from the rear that are nothing short of sensational. The kitchen is a chef's dream, featuring stone benchtops, a breakfast bar, built-in fridge and freezer, sliding pantry doors, and an induction cooktop. This level also houses the master bedroom, ensuring a luxurious retreat with its second bathroom, the rear balcony is large and just perfect for those summer barbeques entertaining guest, there is also a external staircase for added convenience, and your front balcony is perfect for your morning coffee overlooking tranquil gardens.

**Sunlit Serenity:** The third level unveils a second living area, drenched in natural sunlight, making it the perfect space for a music room or library. This third level is complemented by additional storage space in the roof and yet another balcony with again beautiful ocean vistas.

**Outdoor Oasis:** The outdoor space is a haven of its own, with beautifully landscaped gardens featuring lush trees and plants. Large lawn areas provide ample space for children's games, and a 7m x 7m powered Cedar & Iron workshop with a decking area, ideal spot for relaxation, additional storage for your surf bords, fishing rods, Crab nets & push bikes in a 3m X 4m colour bond shed at the front of the yard. Grapevines, a chicken run, outdoor shower, fish cleaning station, and a Bali-style pergola in the garden add a touch of paradise to this property.

**Comfort and Convenience:** This Falcon residence ensures year-round comfort with four reverse cycle air conditioning units and a log fire for added ambience. The ocean breezes that flow through the home are a constant reminder of the magnificent location.

**Parking and More:** With numerous parking options for boats & caravans, this property offers not only premium street appeal but also practicality for the modern family. In Falcon, this home isn't just a residence - it's truly a lifestyle choice. Whether you're waking up to the sound of waves crashing on the shore, entertaining in style on the balcony, or enjoying the tranquil garden oasis, this property is a coastal dream come true. It's a rare opportunity to own a piece of paradise in one of Falcon's most sought-after streets, and it won't last long. Don't miss your chance to experience the ultimate beachside living.

• Reticulation via a bore  
• Solid Marri Floor Board's  
• 3 Balcony's, Bali Style Gazebo  
• Wood Fire, 4 Split Rev Cycle Air-Cons  
• Bedrooms 1, 2 & 3 all King Size  
• Large 1065sqm Block

Please call on Team Goodwin for more details - Michael Goodwin on 0417 927 159 and Christine Goodwin on 0404 048 880 today! This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.