

# 174 Pleasant Grove Circle, Falcon, WA 6210

Mandurah

## Sold House

Thursday, 8 February 2024

174 Pleasant Grove Circle, Falcon, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 12**

**Area: 4007 m2**

**Type: House**



Nicole Hindmarsh

0895819999

**\$1,397,550**

Nicole Hindmarsh is proud to welcome 174 Pleasant Grove Circle Falcon, Mandurah to the market. If SIZE and SPACE matters, then look no further! This stunning family home resting on a generous 4007sqm block and boasting 487sqm under the roof must be on your list to view this weekend!\*\*\* First home open Saturday 3rd February 2024 @ 1 - 1.30pm \*\*\*The vendors have secured their next venture and are on the market to sell. This property will be SOLD utilizing the Set Date to Purchase campaign where all offers will be presented by 6pm on Monday 19th February 2024 unless SOLD prior! Please be aware that the sellers can accept an offer at anytime throughout this campaign. Please register your interest with Nicole today 041 581 5156. The ONE owners have LOVED living here whilst raising their children. The country-style home that they designed, allowed everyone in the family to have their own space with separate zones and rooms such as the theatre room, study and games room. Having a large family storage was important and every bedroom has a walk-in robe, the pantry is phenomenal, separate walk in linen and also an additional large store room at the kids side of the house. The design and finish will be sure to impress! As you step through the double entry doors you will appreciate the gorgeous solid Marri timber floors which are throughout the entire home (except for the bathrooms and theatre room). The extra high ceilings and large rooms add to the grandeur of this home. You will not feel closed in here! The open plan living areas are all facing North offering natural light to filter through to all of these spaces. The kitchen is in the heart of the home allowing you to keep an eye on the kids playing in the backyard, games room or theatre rooms. Showcasing a centre island bench with power point and storage, the kitchen also has sweeping stone benchtops, soft close drawers, 900mm gas cooktop and oven, huge fridge space to fit two fridges side by side and a pantry that I am sure you will not have seen one with this much storage! Not only is the house stunning the block is well set up for lots of parking when the kids get their cars. Featuring genuine side access with no height restrictions through double lockable gates to a massive 12m x 18m shed. The full bituminized driveway has curbing and drainage and will keep your toys nice and clean. The shed has a 4m high clearance in the center with room to park the boat, caravan and trailer or 10 cars! The grounds are absolutely beautiful and are a credit to the sellers with the established trees and many grass trees. When the sellers built this property, Perth Zoo took 28 of the grass trees off the block to rehome them. Features of this incredible property include: • Solid marri timber floors • High ceilings, skirting boards • 6.5KW solar • 43m frontage • Built 2011 by Dale Alcock • Ducted reverse cycle with zones • Ceiling insulation • Master suite with huge walk in robe/ dressing room, power points to charge your mobile phones, separate hotel style ensuite with freestanding bath • Beveled glass leadlight French doors to theatre and games rooms • Brand new Beefmaster BBQ with mains gas connection, room to put a pizza oven, huge decked area for entertaining all year round North facing (protected from the weather) • 12x18m powered shed, 4m clearance for parking the boat, caravan and trailer, mezzanine floor for extra storage space, parking for 10 cars • Shed has a sink with water in main section, on the 'man cave' side there is a tv and tv unit, reverse cycle split system aircon, wool insulation, lights for you to put in your bar, plus internet connection and heaps of power points • Alarm connected to house and shed • CCTV cameras to your phone • NBN connected • Natural gas connected • Mains water connected • Deep sewer connected • X2 hot water systems, one solar with gas instant booster, second gas hot water storage system • The rainwater from the shed goes into the x2 32,000Litre rain water tanks which are connected to the reticulation system for the gardens, the excess water can be channeled into large soak wells under the back lawn which have trafficable lids • Reticulation off x2 32,000 Litre rain water tanks, and will connect to the mains water if the water tanks run dry • Established trees, included many gorgeous grass trees, lemon tree, lime tree, red grapes, plus vege garden • Large chess set in stunning pergola area with grape vines that can grow over the top • Firepit area with built-in curved limestone seating • North facing backyard and living spaces which allows the natural light to filter through Pleasant Grove Estate in Falcon is a highly sought-after area for those who want space, large blocks, large houses and the feeling of being in the middle of the country yet so close to all amenities. This property is tucked away on a no-through road, there is little traffic, very quiet and peaceful, close to the Beach and Estuary for boating, fishing and crabbing, close to schools, shops and all amenities. We welcome you to one of our home opens or by private inspection by contacting Nicole Hindmarsh today 0415 815 156.