

# 2 Falstaff Crescent, Spearwood, WA 6163



## House For Sale

Thursday, 13 June 2024

2 Falstaff Crescent, Spearwood, WA 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 262 m2

Type: House



No Agent Property WA  
1300594794

**\$715,000**

Phone enquiries - please quote property ID 33896. Live in a beautifully built, contemporary, and spacious home in the well-established, leafy suburb of Spearwood Gardens. Just steps away from Spearwood Primary School and McFaul Park Disc Golf Park, and 3.4 km from Coogee Beach Jetty, this location offers easy access to shops, parks, and a short drive to Cockburn Central and Fremantle.

**Features That Will Impress**The open-plan kitchen, dining, and living area features top-quality polished Jarrah wood flooring and is bathed in natural light, creating a welcoming atmosphere. The kitchen is equipped with a 4-burner gas cooktop, custom-built cabinetry with overhead storage, a stone benchtop, and a double sink. There is also space for a small wine fridge and additional cabinetry facing the living room. The house boasts a Colourbond roof with a French gable style, a red brick front featured wall, and tubular arrow fencing with a lockable gate. Enjoy easy-care artificial turf in the front and back yards, along with Jarrah wood decking at the back.

**Additional Features**

- **Master Bedroom:** Beautifully designed with a separate bath featuring 12 jets and a hot water pump, a separate shower, and a walk-in robe with built-in cabinetry, including drawers.
- **Open Plan Living:** High ceilings and polished Jarrah wood flooring, complemented by ample natural light.
- **Kitchen:** Custom-built cabinetry, overhead storage, double sink, and recessed space for the fridge.
- **Bedrooms:** Gloss laminate flooring and full-height mirrored built-in wardrobes.
- **Spacious Laundry:** Includes a benchtop, cabinetry, and options for overhead storage.
- **Upgraded Doors and Windows:** All doors and extended-height windows have been upgraded.
- **Double Garage:** Features keyless entry.
- **Easy-Care Artificial Turf:** Present in both the front and back yards.

**Nearby Amenities (Approximate Distances)**

- **Spearwood Primary School** – 120 meters
- **Newton Primary School** – 2.2 km
- **Spearwood Alternative School** – 2 km
- **Murdoch Campus** – 8 km
- **The University of Notre Dame Australia** – 8 km
- **McFaul Park Disc Golf Park** – 600 meters
- **Phoenix Shopping Centre** – 1.5 km
- **Coogee Beach** – 3.8 km
- **South Beach** – 6 km

**Rates**  
Council Rates: \$1,912.98 PA  
Water Rates: \$1,550.00 PA

**Don't Miss Out** For more information or to arrange a viewing, Enquire today to arrange your private inspection.

**Disclaimer** This information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested buyers should place no reliance on it and should make their own independent enquiries and inspections.

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