

2 Lemongrass Way, Falcon, WA 6210

— Mandurah

Sold House

Friday, 8 September 2023

2 Lemongrass Way, Falcon, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 441 m²

Type: House

\$472,000

Where modern living meets comfort and convenience. This impressive 3 bedroom, 2 bathroom brick and tile home on a 446sqm block, is perfect for families seeking a spacious and well designed residence. Situated in a highly sought-after location, this property built in 2007, has a double garage with drive-through access. Upon entering, you will be greeted by an abundance of natural light and high feature recessed ceilings with downlights, complete with ducted evaporative air-conditioning. The multiple living areas offer versatility, providing plenty of space for relaxation and entertainment. The home boasts multiple living areas, including a front living room and a spacious open plan kitchen, dining and living area. The kitchen features a built-in pantry, 600mm oven and cooktop, an island bench with a breakfast bar and a dishwasher. The laundry offers ample storage with a double linen cupboard, providing practicality. The spacious master bedroom is complete with a large mirrored built-in robe and an ensuite that offers a shower, single vanity, floor to ceiling tiles and a privacy toilet. The minor bedrooms also feature built-in robes and share a stylish bathroom with a bath, shower, single vanity and floor to ceiling tiles. Outdoor entertaining is a breeze with the patio area, perfect for hosting barbecues and enjoying the beautiful weather. The grass area provides a space for kids to play or for you to relax and unwind. The property also includes reticulation, making it easy to maintain the lush greenery. Situated within the Coco C'Bay Association, residents have exclusive access to fantastic resort style amenities including a heated swimming pool, spa, gym, BBQ facilities and a function centre. It's like having a holiday retreat right at your doorstep! Additionally, this property is just a short stroll away from the Estuary foreshore and the convenient Miami Shopping Centre. Don't miss this opportunity to secure a fantastic family home in a highly desirable location. You won't want to miss this one! Call Paul Taylor from Harcourts Mandurah - 0407 101 137 today!

Features:

- 3 bedroom, 2 bathroom brick and tile home
- Double garage
- Drive through access
- Built 2007
- 446sqm block
- Ducted evaporative air-conditioning
- Abundance of natural light
- Downlights
- High feature recessed ceilings
- Multiple living areas
- Front living room
- Spacious open plan kitchen, dining and living
- Kitchen with built-in pantry, 600mm oven and cooktop, island bench with breakfast bar and dishwasher
- Laundry with plenty of storage and double linen cupboard
- Spacious master bedroom with large mirrored built-in robe
- Ensuite with shower, single vanity, floor to ceiling tiles and privacy toilet
- Minor bedrooms with built-in robes
- Bathroom with bath, shower, single vanity and floor to ceiling tiles
- Patio perfect for outdoor entertaining
- Grass area
- Reticulation
- No strata
- Within the Coco C'Bay Association which features a heated swimming pool, spa, gym, BBQ facilities and function centre
- Short stroll to the Estuary foreshore and Miami Shopping Centre

Council Rates: \$1,850.00 PA (approx.)
Water Rates: \$1,356.49 PA (approx.)
Coco C'Bay Fees: \$2,200.00 PA (approx.)

Betta call Paul on 0407 101 137 Paul.taylor@harcourtsmandurah.com.au Paul Taylor - Real Estate - Taylor'd to suit your needs*All measurements are approximate*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.