

22 Irving Avenue, Falcon, WA 6210

Mandurah

House For Sale

Thursday, 4 January 2024

22 Irving Avenue, Falcon, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 808 m2

Type: House



Paul Taylor
0895819999

Best Offer Over \$459,000

This charming 3 bedroom, 1 bathroom brick and tile home is the perfect blend of comfort and style. As you step inside, a separate front lounge room welcomes you, offering a cosy retreat for relaxation. The heart of the home is the well-appointed kitchen, overlooking the spacious patio and neat garden. With a built-in pantry, microwave recess, fridge recess, 600mm oven and cooktop, this kitchen has all you would need. The home boasts new carpets, tile flooring and is adorned with neutral tones throughout, creating an inviting atmosphere. The large master bedroom features a walk-in robe and a ceiling fan, providing a peaceful sanctuary. The bathroom is equipped with a shower and a single vanity, ensuring convenience for the whole family. Entertain guests under the massive 5.9x10.6m gable patio, complete with blinds for year-round use. The well-maintained gardens and grassed area, along with reticulation, add to the property's appeal. Car or DIY enthusiasts will appreciate the single garage with drive through access leading to the 6x6m powered workshop, while additional storage needs are met with a 3x3m garden shed. Additional features include ducted reverse cycle air-conditioning, ceiling fans, plantation shutters, solar panels and a solar hot water system, for energy efficiency. With its prime location just 240m approx. from the Estuary and Novara Foreshore Reserve and 900m approx. from the Erskine Walk Trail, this 808sqm block offers both tranquility and convenience. Don't miss the opportunity to make 22 Irving Avenue your forever home - where comfort, style, and functionality come together seamlessly. Call Paul Taylor from Harcourts Mandurah - 0407 101 137 to organise a viewing.

Features:

- 3 bedroom, 1 bathroom brick and tile home
- Single garage with drive through access
- Only 240m approx. from the Estuary
- 808sqm block
- Separate front lounge room
- Kitchen overlooking the patio with built-in pantry, microwave recess, fridge recess, 600mm oven and cooktop
- Large master bedroom with walk-in robe and ceiling fan
- Bathroom with shower and single vanity
- New carpets
- Tile flooring
- Ducted reverse cycle air-conditioning
- Ceiling fans
- Plantation shutters
- Solar panels
- Downlights
- Neutral tones throughout
- Solar hot water system
- Huge 5.9x10.6m approx. gable patio with blinds
- Neat gardens and grassed area
- Reticulation
- 6x6m approx. powered workshop
- 3x3m approx. garden shed

Council Rates: \$1,800.00 PA (approx.)
Water Rates: \$1,171.83 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*
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