

22 Nutbush Avenue, Falcon, WA 6210

Mandurah

House For Sale

Thursday, 30 May 2024

22 Nutbush Avenue, Falcon, WA 6210

Bedrooms: 4

Bathrooms: 4

Parkings: 6

Area: 3991 m2

Type: House



Alison Hobbs

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Best Offer Over \$1,799,000

This incredible estate offers 3991sqm of manicured lawns and native gardens and tall timber with a spectacular expansive home with 501sqm under the main roof including a studio room overlooking the pool for your guests to stay in or residents to enjoy, plus a sparkling below ground pool, picturesque rear yard and tennis court! If you love entertaining with friends the alfresco comes complete with pizza oven and also overlooks the vast pool area. Your home should be a place to relax and unwind and the feeling that you get when you enter this property is all about tranquility, peace and serenity. You will never want to leave! Once inside the secure gated entry you will see the expanse of green lawn and majestic jarrah and gum trees that adorn the front yard. The large asphalt driveway and space to the side of the home allows room for any kind of caravans or boats you may have and the large double lock up garage keeps your cars secure. The home presents impeccably inside and out being freshly painted and always well maintained. Stepping through the double door entry to the large entry hall the exceptional quality in this home is evident immediately with the stunning bamboo timber flooring, elegant high ceilings, stunning fixtures and fittings and vast expanses of windows and sliding doors which allow so much sun filled light into the whole home having an environmentally friendly Northern aspect. The main living area is breath taking with so much space for the whole family to enjoy and views over the picturesque rear yard, pool and studio. The modern kitchen is the heart of the home and comes complete with two walk in pantries and a cellar. Quality appliances include a Kleenmaid oven, steamer and 6 burner gas cooktop, built in coffee machine, stunning stone benchtops, breakfast bar, glass splashback, pendant lighting, dishwasher, a huge amount of cupboards and soft close drawers and stunning views over the pool and lawn area. The living area has a gorgeous built in wood fireplace and plenty of room for the largest of furniture. There is easy access to the rear of the home from multiple sliding doors. The dining area spills out to the alfresco so if you are entertaining for a large crowd, it is easy to extend the whole area. The theatre room comes complete with TV, Sonos system and speakers and will be perfect for movie nights. There is also a games room/gymnasium so there is no end to spaces for the family. The master suite is King size and has a large fully fitted WIR, stunning views over the front yard and luxury ensuite with feature bath, double vanities and large shower. There is also an office area in the master in case you want to work from home. The 3 minor bedrooms are down a separate wing of the home and are all queen size with BIR's, ceiling fans, blinds and curtains and lovely outlooks. The guest bedroom has its own ensuite and WIR. There is also an office/activity area great for extra space. The large bathroom has stone tops, double vanities and shower and there is a powder room. The laundry has stone bench tops and has a triple linen cupboard with outdoor access. External Features: Outside you will find the amazing decked alfresco area complete with pizza oven which overlooks the pool where you spend so much of your time with family and friends. The pool is an impressive 21m long and salt/chlorinated. A bonus outdoor studio room complete with shower and WC that overlooks the pool will provide the perfect getaway for guests, teenagers or maybe a gorgeous art room or gym? There is also another huge gabled patio area (8 x 4.5m approx.) to the rear of the home which provides another gorgeous space to enjoy. Double lock up garage with roller door for through access. There is a storage shed for the lawnmower and the man of the house to tinker. There is sisalation in the roof as well so it stays cool in summer. Tennis court to entertain the family and keep fit. There are ceiling fans in almost every room of the house for those that love air flow. 2 Evaporative A/C systems plus 1 split r/c split and a ducted gas heating system, both systems serviced. 3 gas instant HWSNBN with internet boosters in the roof. Bore and reticulation, bore has new pump and can mix with town water with 2 tanks. The retic has 7 stations. Copious amounts of lighting surround the home making it a picture at night. Water feature. Bottled Gas. Eco friendly Biolytic septic system. Entire house re-rendered and painted. Council Rates: \$2,600 pa. Water Rates: \$275 pa. This home really needs to be seen to appreciate its absolute beauty and design. The location in the leafy Pleasant Grove area of Falcon is second to none providing a safe, tranquil haven for the lucky buyer and being only 5 minutes to the stunning estuary or ocean and close to shops and all amenities. Come to the first home open this weekend on Saturday at 12 - 12.45pm and see it for yourself or call exclusive agent Alison Hobbs on 0416 134 623 for more information. Inspection will impress. 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.