

# 25 Ivanhoe Crescent, Falcon, WA 6210

Mandurah

## Sold House

Thursday, 5 October 2023

25 Ivanhoe Crescent, Falcon, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



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**\$625,000**

Welcome to 25 Ivanhoe Crescent, tucked away in a gorgeous pocket in the sought-after suburb of Falcon. Charming, light and bright with modern boho touches and surrounded by beautiful established native gardens and privacy, properties like these are very rare. With side access, room for the pool, approximately 300 metres to the sought-after Avalon Beach and approximately 100 metres to Falcon Primary. This property provides the ultimate lifestyle and location, don't miss your opportunity to secure this sought-after gem. This well-built brick and tile home is in excellent condition, with 20 metres of roadside frontage a wide double driveway and a double garage. The front raised wooden patio is surrounded by beautiful established native bush and is a haven for birds and butterflies and creates a serene privacy screen and space to sit and have a quiet cuppa. The inviting front entrance has stylish plantation shutters. Fall in love with a dreamy beachside family home which offers spacious, modern, and stylish living. There is a modern open-plan kitchen with ample storage, a built-in pantry and a recessed fridge area and oven area with a quality Bosch oven and Fisher and Paykel dishwasher. The dining and lounge area is light and bright and boasts modern pull-down blinds, a ceiling fan to keep you cool and regulated in summer, and a split system air conditioning unit. This open plan living area opens out onto the massive private rear yard with loads of potential for entertaining or even installing the family pool, granny flat or super shed! There is also a nature lover hot and cold outdoor shower for after that swim at the beach. The bedrooms all have ceiling fans, modern pull-down blinds, and neutral carpets. The main bathroom has stylish plantation shutters, a bath and a shower. There is a multifunctional front room which has served as an artist's studio and home office, also with stylish plantation shutters. The home sits on a massive clear 1012m<sup>2</sup> block offering a tremendous seaside lifestyle within a very short walk to the renowned Avalon Beach, you are surrounded by the Port Bouvard canals and the Peel Estuary. Fishing, surfing, swimming, boating and sunset walks on the beach will all be a daily option. The highly regarded Falcon Primary School is 100 metres walking distance away. You are a short drive to The Cut Golf Course, the Dawesville Chanel, Miami shopping Centre and much, much more. Features Include: • 3 Bedroom 2 Bathroom brick and tile home in dream location. • Modern and neutral décor and colour scheme. • Plantation shutters. • Massive 1012m<sup>2</sup> block with loads of potential. • Fantastic private entertainers' backyard with room for the pool, granny flat or super shed. • Established native gardens. • Rheem hot water system. • Ceiling fans in all bedrooms and living areas. • Light and bright open plan kitchen, living and dining with open views. • Built-in pantry, Bosch oven and Fisher and Paykel dishwasher. • Fujitsu split system. • Private front garden patio area. • Double garage. • 20-metre frontage. • Security fly screens • Side access. • Hot and cold outdoor shower. If you have been waiting for the opportunity to secure a fantastic family home, in a dream location Do not miss out! Be quick to secure this beautiful home by Attending this weekend's Home Open! Or call Kashan Vincent at 0408 202 575 for further details. 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 does 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.