

25 Littleton Street, Falcon, WA 6210

Morgan Sudlow

Sold House

Wednesday, 20 March 2024

25 Littleton Street, Falcon, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1012 m2

Type: House



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Contact agent

Positioned close to all amenities between Estuary and Ocean is where you will find this cosy entertainer with reverse cycle air conditioning, slow combustion wood heater and large powered shed/workshop. Once inside you will be pleasantly surprised by the renovated spacious layout including open plan kitchen, large sleepout, plus fourth bunk bedroom, huge outdoor entertaining area and fantastic powered shed with concrete floors, side storage, and front undercover area all under the same roof. The generous land size of 1012sqm with the house set back on the block allows for great vehicle, boat, camper or caravan access and parking and provides a blank canvass should you wish to landscape to your liking. Zoned R20 (Duplex potential - STCA) this is a great opportunity as permanent home, holiday retreat, rental investment, and future land bank. Convenience says it all! Shops, schools, walk trails, Bunnings, local breweries, sand, sea, and estuary! Recipe for a great lifestyle awaits. The Locale is in close proximity to: • Novara Boat ramp 400m • Falcon Grove shops 2.1km • Miami Plaza 2.4km • Halls Head Central Shopping Centre 3.6km • Port Bouvard Marina 5.4km • Estuary and ocean Details: • Council Rates: \$1700 p/a (approx.) • Water Rates: \$1261.17 p/a (approx.) • Land Area: 1012sqm • Zoning: R20 DON'T DELAY! CALL TIM DUFFIELD 0438 885 844 Note: The information provided is for marketing and general info purposes only. Morgan Sudlow & Associates does not warrant or guarantee the accuracy of the information. Buyers are advised to undertake their own independent enquiries.