

# 3 Branchfield Way, Falcon, WA 6210

Mandurah

## Sold House

Thursday, 14 March 2024

3 Branchfield Way, Falcon, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2113 m2**

**Type: House**



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**\$850,000**

Welcome to your dream home in Falcon in the sought after location of Pleasant Grove, where charm and comfort seamlessly blend with nature's beauty. This lovely spacious 3 bedroom, 2 bathroom residence with computer nook is nestled right next to the estuary. Boasting a massive 2113sqm block, this property offers an expansive and private sanctuary for you and your family. As you enter, you'll be greeted by the charm of this home, starting with a spacious veranda that stretches the entire front, inviting you to relax and soak in the afternoon sun. The neutral colour palette throughout the home creates a serene atmosphere, allowing you to personalise the space effortlessly. Inside, the attention to detail becomes evident with a dedicated computer nook, perfect for those working or studying from home. The home features 2 split reverse cycle air conditioning systems, ensuring comfort in all seasons. For colder evenings, gather around the wood fire in the cosy living area, creating a warm and inviting ambiance. The heart of this home is undoubtedly the well-appointed kitchen, complete with a big walk-in pantry, providing ample storage for all your culinary needs. The formal dining area sets the stage for intimate family dinners or entertaining guests with style. The character-filled design continues into the theatre room, offering a perfect space for movie nights or relaxing with loved ones, you also have your large 2nd family room with meals area all over looking your stunning rear yard. The bedrooms are generously sized, each offering its own unique charm. The master bedroom is king size and has a split reverse cycle air conditioner, big walk in robe, ensuite bathroom tiled to ceiling. Bedrooms 2 and 3 are both queen size with double built in robes and your family bathroom is also tiled to the ceiling. Step outside and you'll discover a massive 6.5m x 18m patio, perfect for alfresco dining or hosting gatherings with friends and family all year round, all overlooking a below ground pool, the children are going to love it. Another absolute stand-out feature of this property is the huge 16.5m x 6m shed which provides ample space for hobbies, storage, a workshop or whatever else sparks your creativity! The large block offers endless possibilities for landscaping and outdoor activities, making it a paradise for nature lovers. Convenience is key and this home is just minutes away from shops, beaches, restaurants and more. Whether you seek a tranquil retreat or a space for lively entertainment, this Falcon residence offers the best of both worlds. Don't miss the opportunity to make this unique property your own - a place where comfort and natural beauty come together seamlessly. Call Michael or Christine Goodwin 0417 927 159 or 0404 048 880. We cannot wait to hear from you! All offers will be presented after the first Home Open as requested by the Seller and not prior to. 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.