

# 3 Cujong Road, Falcon, WA 6210

ACTON

belle  
PROPERTY

## Sold House

Friday, 29 September 2023

3 Cujong Road, Falcon, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 297 m2

Type: House



Brody Harris  
0895502000



Emma Pinington  
0895502000

## Contact agent

Easy-care living just 370m to the waters edge Brody & Emma from Acton Belle Property warmly welcome this easy-care lifestyle property to market, just 370m stroll to the estuary, with parks, playground and an array of amenities all within minutes walking distance. Nestled in a peaceful neighborhood within the Coco C'Bay estate and offering the perfect blend of stylish comfort, convenience, and community living. The light and bright functional floorplan provides a spacious and inviting setting for easy living, complete with a low maintenance yard and alfresco entertaining. As a resident of Coco C'bay, you'll also enjoy access to the complex's pools, gym and sauna facilities and providing endless opportunities for socializing and recreation. An ideal investment option with a great tenant in place until 19/08/2024. Distinctive features:

- 297sqm lot, 130sqm floorplan, 2010 construction
- 3 bedroom, 2 bathroom, 2 car garage configuration
- 370m stroll to the estuary, park and playground plus just a 2 minute walk to amenities
- A delightful retreat nestled within the serene and peaceful Coco C'bay estate
- Light & bright modern kitchen featuring stainless steel appliances, dishwasher and an abundance of storage
- Open plan design with warm neutral tones throughout
- Reverse cycle air conditioning plus ceiling fan
- Low maintenance alfresco entertaining and spacious enclosed yard
- Idyllic lifestyle tailored to first home buyers, FIFO, investors or downsizers seeking tranquility and convenience
- Residents of Coco C'bay enjoy access to the complex facilities including pool, sauna, gym, fostering a strong sense of community and providing endless opportunities for socializing and recreation
- Ideal investment option with a great tenant in place until 19/08/2024 returning \$400 per week - potential rental appraisal of \$480-530 per week

Approximate outgoings:

- Council rates: \$1,800 per annum
- Water rates: \$1,295 per annum
- Coco C'bay levy: \$2,184 per annum

**INFORMATION DISCLAIMER:** This information is presented for the purpose of promoting and marketing this property. While we have taken every reasonable measure to ensure the accuracy of the information provided, we do not provide any warranty or guarantee concerning its correctness. Acton | Belle Property Mandurah disclaims any responsibility for inaccuracies, errors, or omissions that may occur. We strongly advise all interested parties to conduct their own independent inquiries and verifications to confirm the accuracy of the information presented herein, prior to making an offer on the property.