

**32 Contest Avenue, Falcon, WA 6210**

**Professionals**

**House For Sale**

Thursday, 4 April 2024

32 Contest Avenue, Falcon, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Vicki Bredenbeck  
0895353822

## Buyers over \$549,000

This 4 bedroom, 2 bathroom, 2 storey home is situated in a quiet street with views over the Estuary. With only a private alfresco and small paved area, this property requires minimal upkeep so perfect for those with a busy lifestyle. This home has a beach feel about it and is extremely practical with hard floors throughout except the upstairs master bedroom.

FLOOR LEVEL:-

- 1 Bedroom
- Bathroom with bath & shower
- Separate powder room
- Theatre/ lounge that could be a 5th bedroom
- Large open plan kitchen with loads of storage
- Tiled living area
- Air-conditioning
- Generous laundry with room for extra fridges/freezer
- 1 ½ car garage with door access to rear
- Alfresco
- Large Storage shed at rear - great for canoes, bikes etc
- Alarm

UPSTAIRS:-

- 3 bedrooms including - Large master with full length dressing room/nursery as well as walk-in robe
- Air conditioning
- 2 other generous sized bedrooms
- Generous semi-ensuite

This 2019 built home, located in the heart of Falcon - Just move in and start living. It is only a short stroll to shops, restaurants, parks and beaches. With all this practically on your doorstep, who needs a backyard? For further information contact Vicki Bredenbeck PH 0417754918 or email [vicki@professionalsmandurah.com.au](mailto:vicki@professionalsmandurah.com.au) \*The description provided is for general information purposes only. Professionals Mandurah believes that this information is correct but it does not warrant or guarantee the accuracy of the information. Buyers are advised to undertake independent due diligence and make their own enquiries regarding the property, as no responsibility can be accepted by Professionals Mandurah for any information that may be deemed incorrect\*