

34 Saffron Loop, Falcon, WA 6210



Sold House

Wednesday, 11 October 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 273 m2

Type: House



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\$440,000

What to love; This charming home is an absolute low maintenance dream and is set on one of the quietest streets in Falcon with this no throughway road only servicing about 10 of your immediate neighbours. Neat as a pin, it offers a great investment opportunity or is ready for you to simply move in, relax and enjoy the surrounding estuary side lifestyle. Enjoy the Coco C'Bay facilities (*membership fees apply) including: Indoor 25m swimming pool/outdoor swimming pool, gym and spa, community function centre, outdoor entertaining and BBQ area, plus you are only a couple of hundred meters walk to the Miami Shopping Plaza and commercial centre. What to know; The home offers two very spacious bedrooms and a third room although currently being used as a TV room can be a third bedroom. A spacious bathroom offers ample storage, a bath, separate WC and plenty of vanity bench space. The open plan living and dining area has the kitchen centrally located and offers direct access out to full length wrap around L-shaped alfresco area. This beautiful courtyard area provides a lovely secure and peaceful private space. The double garage has a fully insulated garage door plus an air conditioning outlet to either keep you cool in Summer or warm in Winter while you tinker away on projects or work on your car. Other impressive features include; 5KW inverter with 20 solar panels controlled by an app your phone. Mitsubishi 12.5KW ducted reverse cycle A/C controlled by an app on your phone. Colour coded Crimsafe security mesh doors to front & rear. Colour coded metal roller shutters to all windows front, rear & side. 3M window tint applied to all windows throughout the home. LED energy saving down lights throughout home. Custom non-slip coating on block paving to front of property, combines seamlessly with synthetic turf to provide a beautiful entry statement. Skirting boards throughout lounge/living areas. Custom built large colour bond metal shed to side of laundry. Council rates \$1,780 (approx.) per annum. Water rates \$1,312 (approx.) per annum. Coco C'Bay fees \$546 (approx.) per quarter. Strata Levy fees \$75 (approx.) bi-annually. Start enjoying this resort style lifestyle now! Who to talk to; Simon Wroth | 0407 072 442 | swroth@realmark.com.au