

**38 Cobblers Street, Falcon, WA 6210**

— Mandurah

**Sold House**

Monday, 14 August 2023

38 Cobblers Street, Falcon, WA 6210

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 833 m2**

**Type: House**



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**\$405,000**

Introducing a Beautiful 2-Bedroom Home with ample space and convenient features. Welcome to this charming very much loved 2 bedroom, 1 bathroom home situated on a generous 833sqm block. This well-maintained property offers a delightful living experience with its spacious interior, front veranda just perfect for you morning coffee and large rear patio, and a beautifully landscaped yard. With the added advantage of easy potential side access, this home presents an excellent opportunity for those seeking convenience and comfort. Upon entering the home, you'll be greeted by a warm and inviting ambiance. The living area is thoughtfully designed, creating a seamless flow from the cosy lounge to the dining space and lovely modern kitchen with pot drawers and overhead cupboards, making it ideal for entertaining friends and family. The split reverse cycle air-conditioning system ensures year-round comfort, allowing you to adjust the temperature to your preference. The modern and stylish European bathroom and laundry combination is a clever use of space, providing practicality without compromising on design. This innovative feature saves valuable square footage, making the most of every inch of the home. The bedrooms are generously proportioned and feature ample natural light, creating a tranquil retreat for relaxation, Queen sized master bedroom, both bedrooms come with ceiling fans, The second bedroom is also well sized, making it ideal for a guest room, study, or nursery. Stepping outside, you'll discover a large full length patio area that extends the living space outdoors. This is the perfect spot to host a barbecue with friends or sit back and have a relaxing wine. The backyard is a standout feature of this property, offering a spacious and private retreat for outdoor activities and gardening enthusiasts. With a tree removal, the side access becomes easily accessible, providing added convenience for storing boats, caravans, or trailers with the large rear fenced of back yard just perfect for that workshop you have always wanted. The overall presentation of this home is impeccable. The current owners have diligently maintained the property, ensuring that it remains in excellent condition. Located in a well located neighbourhood, this property offers convenient access to schools, shopping centres, parks, and public transportation. The area provides a family-friendly environment with a range of amenities nearby. Not to mention the close proximity to beautiful beaches that Falcon has to offer. This 2 bedroom, 1 bathroom home on an 833sqm block presents an exciting opportunity for those seeking a comfortable and well-maintained residence. With its spacious interior, large patio, and well-utilised backyard, this property offers an exceptional living experience. • Insulated • Rev Cycle Air-Conditioning • Reticulated • Large 833sq Block Don't miss out on the chance to make this charming house your new home. Call Team Goodwin on 0417 927 159 Michael or 0404 048 880, Christine - we can't wait to hear from you! 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.