

39 Pleasant Grove Circle, Falcon, WA 6210

— Mandurah

Sold House

Tuesday, 15 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 2028 m²

Type: House

\$845,000

Large Character Home on Half Acre & Estuary Glimpses Located opposite the Estuary foreshore reserve is this amazing and one of a kind 4 bedroom, 2 bathroom rural style residence in an amazing location. Beautifully renovated to blend in with the rural lifestyle of popular Pleasant Grove sits your dream home on 2,026sqm of land with sheds and parking galore. The front entry of this property welcomes you with a circular drive complete with a cottage style garden setting and wrap around verandahs to relax and enjoy the serenity overlooking the estuary and foreshore reserve. As you enter through the front door you immediately feel the warmth and charm of the home. The French doors to your right open into a large games/lounge room or 4th bedroom. To your left you wander into the huge, open living space. The kitchen is one of the many feature points, a farmhouse feel with beautiful solid Jarrah cabinetry, endless cupboard space, large walk in pantry and a large brick featured built in gas stove with a lovely outlook through lead light windows to the rear yard. Also, ample space for your dining table. The master bedroom is so spacious with a ceiling fan, a generous walk in robe and beautiful outlook combined with an amazingly renovated ensuite with corner spa and plumbing for a freestanding bath. The guest bedroom with 2 way entry is just another room that takes in the tranquil rural aspect, bedrooms 2 & 3 are generous in size and both have built in robes. The laundry has been renovated with overhead cupboard and under bench drawers and has access to the backyard. For all year comfort you have ducted evaporated air conditioning, ceiling fans and split reverse cycle air con. Don't worry about the power bills with the 20 solar panels. There is a beautiful rear lawn area with mango and avocado trees. There is plenty of room for the kids or pets to play or room for a pool if desired. You will never be short of storage space for all your toys, double garage with shoppers' entrance and large powered storeroom, 2 separate 6m x 7m sheds + 2 carport areas off each shed, plus being a corner block there are two entries from the roadside. • 20 solar panels • 3 Phase power connected to house • Beautifully treed 2026sqm corner block • Opposite Estuary Foreshore • Walking Distance to Local Shops • Council Rates: \$2,250 pa (approx.) • Water Rates: \$268 pa (approx.) Properties in Pleasant Grove area are rare as hens' teeth so be quick to call Alison Hobbs on 0416 134 623 for more information. 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.