

**44 Cobblers Street, Falcon, WA 6210**



**Sold Duplex/Semi-detached**

Saturday, 24 February 2024

44 Cobblers Street, Falcon, WA 6210

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 591 m2**

**Type:**

**Duplex/Semi-detached**



Brian Scott

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## Contact agent

This stunning 2 bedroom, 1 bathroom home, sprawled across approximately 591 sqm, boasts a spacious double semi-enclosed carport with an electric roller door. Recently renovated, it flaunts a brand new kitchen equipped with modern appliances including an oven, cooktop, and rangehood. Ample cupboard space and new hybrid flooring grace all living areas and the hallway, complemented by a fresh coat of paint throughout. Embracing eco-friendliness, the home features 8 solar panels and a near new electric storage HWS. The front and rear yards offer easy, low maintenance landscapes, ideal for weekend getaways, first time homeowners, or astute investors. Upon entry, the house exudes warmth and charm, accentuated by its open plan kitchen/dining area and a striking feature wall separating the living room. Strategically positioned, a large split system air conditioner ensures comfort, while ceiling fans invite the soothing sea breeze. Both bedrooms are generously sized, and both have hybrid flooring a few years old with the master bedroom boasting a captivating feature wall adorned with pendant lighting and a ceiling fan. The option to convert the recently extended lounge room into a third bedroom adds versatility. The expansive laundry features a sizable splash back and ample bench space, with provisions for a washer and dryer underneath. A brand new cistern graces the toilet, while the bathroom, strategically located between the bedrooms, offers both a shower and a Roman bath. Rarely does a home at this price point, in such proximity to the coast and Peel estuary, become available. Enjoy leisurely strolls to the beach for a swim or indulge in tranquil moments by the estuary, fishing rod in hand. For those seeking urban adventures, convenient access to public transportation ensures easy commutes to Mandurah's vibrant foreshore and bustling shopping precincts. Shire Rates approx \$1,698 pa Water Rates approx \$276 pa. Opportunities like this are fleeting in today's bustling market. Act swiftly to secure your piece of paradise. For further details, contact Brian at 0438 333 341. Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.