

58 Linville Street, Falcon, WA 6210



House For Sale

Friday, 24 May 2024

58 Linville Street, Falcon, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 805 m2

Type: House



Paul Simeone
0895374444

Offers from \$550,000

SET DATE SALE: All offers are to be presented by 4pm Wednesday 5th June 2024. The seller reserves the right to accept an offer prior to the close of the set date sale.

What To Love Perfectly situated next to Linville Park and just a few minutes' drive from the clear turquoise waters of Falcon Bay and fantastic swimming and surfing beaches such as Avalon Bay, this classic double brick and tile 3 bedroom with semi ensuite bathroom family home sits on a generous 805m² block. This solid home has 3 separate living areas including kitchen, dining, family with separate lounge and a rear enclosed patio games room area giving options for the whole family. It is loaded with potential and is very close to all amenities including Falcon Primary School, fabulous shopping with 2 x local shopping centres including Miami Plaza, public library, public transport and is also super close to the calm waters of the estuary perfect for crabbing all summer long.

What To Know This property would make an ideal investment for your future, especially if you love living close to the ocean and estuary with awesome boating, fishing, and water sports activities all at your fingertips! This home has great potential especially if you are looking for a home that you can add some of your own personal touches and there is a good-sized workshop and shed at the rear of the block. The property is currently rented to excellent tenants on a Periodical (month to month) lease at \$400 per week.

Key Features:

- * Open plan layout family/kitchen/dining
- * Family/kitchen/dining with separate lounge and separate games room
- * Gas cooking and hot water system
- * Practical kitchen
- * Ducted air conditioning and woodfire heating
- * Security screens/doors and roller shutters
- * Neutral decor throughout
- * Master bedroom with semi ensuite
- * Great sized rooms throughout the home
- * Council rates \$1620 approx.
- * Water rates \$1237 approx.

If you are looking for a solid entry point into the market at a reasonable price with potential for growth, then call me today to discuss your options!

Who to talk to Paul Simeone | 0409 298 987 | psimeone@realmark.com.au