

**7 Kabbarli Street, Falcon, WA 6210**

**CENTURY 21**

**Sold House**

Wednesday, 13 March 2024

7 Kabbarli Street, Falcon, WA 6210

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1074 m2**

**Type: House**



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**\$881,000**

Welcome to coastal living in the heart of the Golden Triangle in Falcon! Nestled just 130 meters or a mere 2-minute stroll from the best surfing beaches, this 4-bedroom, 3-bathroom abode is a true masterpiece – a RAMMED EARTH BEACHSIDE JEWEL that seamlessly blends rustic charm with contemporary elegance. As you approach the entrance, prepare to be enchanted by the sheer uniqueness and architectural mastery of this exceptionally rare home. The moment you step inside, you'll find yourself captivated by the warmth of the open fireplace in the lounge, setting the tone for the cozy yet sophisticated atmosphere that permeates the entire space. To your left, a versatile front music room beckons, doubling as a study or a formal dining area, adding a touch of flexibility to this already remarkable home. Descend into the open-plan kitchen, dining, and family area, where high ceilings accentuate the craftsmanship of the oak cabinetry, built-in timber, and glass shelving. Exposed Oregon beams and a pine ceiling harmonize with colonial red brick and rammed earth feature walls, creating a visual feast for those who appreciate meticulous design. Jarrah floorboards, timber doors frames, and windows complete the picture, providing a seamless connection with the lush and vibrant flowering garden that graces the surroundings. The first master bedroom is a retreat in itself, featuring built-in floor-to-ceiling robes and a stylish ensuite adorned with frameless glass shower screens and feature tiling. Two additional bedrooms boasting rammed earth walls and built-in robes share a family bathroom with a shower, bath, toilet, and a generously sized vanity. The fourth bedroom doubles as a second master bedroom with its own ensuite or can be transformed into a separate family area, offering flexibility to suit your lifestyle. Step outside onto the expansive wrap-around verandahs, adorned with exposed timber beams, leading to a back patio surrounded by an established wisteria, creating a haven of greenery, shade, and architectural excitement. The gardens, a perfect complement to the home's character, feature recycled brick pathways leading to defined garden beds, plenty of room to create your own veggie patches, a tranquil pond, a duck enclosure, or new swimming pool, room for boat, van etc. a true outdoor paradise. Sitting on a substantial 1074sqm lot with a massive 35.2m frontage, this residence also boasts an 8x7 workshop. Just a 130meter stroll from the pathway to the beach, perfectly positioned between two renowned surf breaks, and within minutes' walk to the sensational Falcon Bay and Avalon Bay, this home offers not just a living space but a lifestyle – one defined by coastal beauty, architectural excellence, and the allure of the sea. Don't miss the opportunity to make this beachside jewel your own! THE SELLERS HAVE DECIDED ON THE CLOSED DATE TO PURCHASE CAMPAIGN WHERE ALL OFFERS ARE TO BE SUBMITTED TO THE SELLING AGENT ON OR BEFORE 8TH APRIL 2024 AT 4:00 PM. \*The seller reserves the right to accept an offer that meets their requirements prior to the end date. Come and view all that this wonderful home has to offer by calling Team Stanley Martin today!! #century21mandurah #century21realestate #realestate #realestatemandurah DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries and must rely on their own personal judgement about the information included in this advertisement. Century 21 Coast Realty provides this information without any express or implied warranty as to its accuracy or currency.