

# 7 Sandalwood Close, Falcon, WA 6210

**Realmark**

## House For Sale

Friday, 3 May 2024

7 Sandalwood Close, Falcon, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1086 m2**

**Type: House**



Simon Wroth

0895374444

## Offers invited

**SET DATE SALE:** All offers are to be presented by 4pm Wednesday 22nd May 2024. The seller reserves the right to accept an offer prior to the close of the set date sale.**PRICE GUIDE:** In the vicinity of the mid \$800,000 range

What to Love Step into a world where timeless elegance meets contemporary comfort. This enchanting home seamlessly blends classic charm with modern flair, boasting captivating features like timber-framed windows and inviting French doors. It's a harmonious fusion of old-world charm and new-age allure. Embrace a lifestyle where relaxation and entertainment intertwine effortlessly. Picture yourself basking in the outdoor alfresco area, complete with a wood-fired oven for culinary adventures, a shimmering swimming pool for refreshing dips, and lush manicured landscaping dotted with fruit trees. With ample space for backyard games like cricket, every moment becomes a cherished memory in this haven of leisure.

What to Know Spread across an expansive 1086m<sup>2</sup> title, with the potential for subdivision (subject to necessary approvals), the opportunities are as vast as the land itself. Imagine retaining the current home while crafting another haven or exploring creative possibilities. Enter the home through the portico, guided by the solid timber front door flanked by louvre windows—a tantalizing glimpse of the elegance that awaits within. Inside, discover a sanctuary of space, featuring four generous bedrooms, two bathrooms, and a versatile study. The airy open-plan design effortlessly merges functionality with style, while a separate theatre room beckons for cozy movie nights curled up with loved ones. Safety and security are paramount, with electronic gates guarding the enclosed front yard, offering peace of mind and privacy. A side access pathway hints at future possibilities, leading to a vast backyard workshop. Elegance meets practicality with polished concrete flooring gracing the living areas and engineered timber flooring adorning the bedrooms. Retreat to the master bedroom, where a private alfresco escape awaits, complemented by a luxurious ensuite boasting exquisite stone tops, timber cabinetry, raised basins, a corner bath, and frameless shower screens—a sanctuary for relaxation. For culinary enthusiasts, the expansive kitchen is a haven of creativity bathed in natural light. Featuring stone benchtops, tiled splashbacks, and European appliances, it's a culinary oasis. Outside, the private alfresco beckons with café blinds and rustic timber poles—an idyllic setting for summer soirées with friends while children and pets frolic in the secure backyard. Dad will delight in the ample space for all his toys, with side access and a large workshop fulfilling every hobbyist's dream. Nestled in a serene cul-de-sac, this home offers tranquility mere minutes from the beach, shops, and estuary—an oasis where every day feels like a holiday. 1.3km (approx.) to Falcon Primary School 1.4km (approx.) to Miami Plaza Shopping Centre 1.5km (approx.) to the Avalon Beach Boat Ramp 1.5km (approx.) to the beach 1.9km (approx.) to Cobblers Tavern Council rates \$2058 approx. Water rates \$1525 approx. Who to Talk to: Simon Wroth | 0407 072 442 | [swroth@realmark.com.au](mailto:swroth@realmark.com.au)