

**8B Kybra Street, Falcon, WA 6210**

Mandurah

**House For Sale**

Monday, 22 April 2024

8B Kybra Street, Falcon, WA 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 508 m2**

**Type: House**



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**From \$499,000**

Astutely situated in a serene neighbourhood just a leisurely stroll away from sparkling shores, is this lovely presented large 3 bedroom, 1 bathroom home that offers the perfect blend of tranquillity and convenience. As you step inside, you're greeted by an inviting ambiance with a relaxed coastal feel. The open-plan living, dining and kitchen area with its high feature vaulted ceiling is just perfect for entertaining guests or simply enjoying family time. Natural light floods the space and for all year comfort you have a split reverse cycle air conditioner. The heart of the home is definitely the kitchen, with an abundance of cabinetry, elevated ceilings and space, large fridge-freezer recess, whether you're whipping up a quick breakfast before hitting the waves or preparing dinner for friends, this kitchen has it all! The spacious bedrooms all offer peaceful retreats, each thoughtfully designed to maximise comfort and relaxation. The master bedroom is king size with triple built in robes and ceiling fan and has a semi ensuite. Bedroom 2 is also king size with a built in robe and bedroom 3 is queen size with double built in robes and a ceiling fan. Outside, a private oasis awaits, where you can soak up the sunshine, or simply unwind with a good book. Whether you're hosting a summer barbecue or savouring a quiet moment under the stars, the outdoor space is sure to become your favourite spot to unwind and recharge. There is also plenty of room for the kids or 4 legged family member to play on the grass, it also comes with a chook run if you want your own fresh eggs! Conveniently located close to schools, shops and amenities, everything you need is right at your fingertips. From morning coffee runs to grocery shopping to leisurely strolls along the beach, this vibrant community offers the ultimate coastal lifestyle. Speaking of the beach, with its pristine sands and crystal-clear waters just approx. 600m away, you'll find yourself drawn to the shore time and time again. Whether you're swimming, surfing, fishing, or simply basking in the beauty of nature, the beach is always just a stone's throw away and is dog friendly. Simply, this 3 bedroom, 1 bathroom home offers the perfect blend of coastal charm, modern coastal living and unbeatable convenience and prime location, it's the ideal setting for creating lifelong memories with family and friends. 1. 2 Minutes' walk to bus stop 2. Short Walk to Local Primary School 3. Parking for boat and caravan 4. 508sqm block Don't miss your chance to make this stunning coastal retreat your own! Call Michael or Christine Goodwin today on 0417 927 159 or 0404 048 880. We cannot wait to hear from you! 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.