

# 1A Kybra Street, Falcon, WA 6210

Mandurah

## House For Sale

Friday, 24 May 2024

1A Kybra Street, Falcon, WA 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**From \$465,000**

Are you searching for a property that combines the charm of coastal living with an investment return? Then look no further - presenting this immaculate 3-bedroom, 1-bathroom duplex half in Falcon offers an exceptional opportunity for downsizers, first home buyers and investors alike. Located on the ocean side of Falcon, a renowned blue-chip holiday destination, this brick and tile duplex exudes coastal charm and tranquillity. Enjoy the convenience of being just moments away from pristine beaches, vibrant local cafes and a range of recreational activities and embrace the relaxed coastal lifestyle you've always dreamed of. Currently rented to a fantastic tenant until June 2024 at \$370 per week who would love to extent lease, this property provides an investment opportunity that you can build on. Whether you're looking to expand your investment portfolio or secure your first home, this duplex offers incredible value with no strata fees or strata management to worry about. With its spacious and inviting interior, featuring easy-care flooring and a neutral palette throughout, this home boosts appeal on multi-levels. The refurbished kitchen boasts quality finishes and ample storage, seamlessly blending with the meals and living zones. The family area is enhanced by a ceiling fan and split system reverse cycle air-conditioning ensuring comfort during warm summer days. Each of the three bedrooms is equipped with built-in robes, providing plenty of storage space for your convenience with the Master being Queen in size. The fantastic wooden decking under the patio area is ideal for entertaining guests or simply unwinding with a book and a cup of coffee. The low-maintenance garden, complete with a garden shed, offers ample space for those who enjoy a bit of gardening without the hassle of extensive upkeep. Whether you're looking to downsize, purchase your first home, or invest in a high-demand location, this duplex half in Falcon ticks all the boxes. The combination of modern amenities, a prime coastal location and no strata fees make this property an unbeatable choice.

- Single garage + single carport
- Modern kitchen with dishwasher
- Split reverse cycle air conditioner, ceiling fans
- 500m to popular beach, dog friendly

Don't miss out on this rare opportunity to own a piece of paradise in Falcon. Contact us today to arrange a viewing and take the first step towards coastal living! 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.