

**1B Kybra Street, Falcon, WA 6210**

Mandurah

**House For Sale**

Friday, 24 May 2024

1B Kybra Street, Falcon, WA 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Michael Goodwin  
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Christine Goodwin  
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**From \$479,000**

Located on the ocean side of Falcon, a renowned blue-chip holiday destination, this lovely presented brick and tile duplex has a coastal vibe. Are you searching for a property that combines the charm of coastal living with an investment return? This lovely presented and spacious 3-bedroom, 1-bathroom rear duplex half in Falcon offers an exceptional opportunity for downsizers, first home buyers and investors alike. Enjoy the convenience of being just 500m away from popular surfing and swimming beach which is dog friendly, 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 December 2024 at \$400 per week, 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. Spacious open plan kitchen, meals and family area with split reverse cycle air-conditioning for all year comfort, all overlooking a lovely treed rear yard. 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 and also having a split reverse cycle air conditioner, the bathroom has also had an amazing renovation. The Large rear gabled outside entertaining area on wooden decking is ideal for entertaining guests, watching the kids play or simply unwinding with a book and a cup of coffee. The low-maintenance easy care garden, 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 renovated bathroom
- 2 Split reverse cycle air conditioners
- 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.