

**36/15 Kardan Loop, Falcon, WA 6210**



**Townhouse For Sale**

Sunday, 23 June 2024

36/15 Kardan Loop, Falcon, WA 6210

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 112 m2**

**Type: Townhouse**



Paul Simeone  
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## Offers in the mid \$400,000's

**SET DATE SALE:** All offers are to be presented by 4pm Wednesday 3rd July 2024. The seller reserves the right to accept an offer prior to the close of the set date sale.

**What to Love** Perfectly located with sweeping water views over the calm glistening waters of the Peel Inlet and incredible park and foreshore vistas. Your viewing platform is set for early morning coffees or sunset drinks with friends, from your upstairs balcony or front courtyard. Nestled amongst beautiful and diverse nature walks and cycle paths along the foreshore, this stunningly presented, low maintenance, 2-bedroom, 1-bathroom, double storey townhouse with private courtyard was built in 2016. Overall, the property is in excellent condition and represents a perfect investment for lock and leave, Air BnB or to owner occupy and relax by the water. Presentation throughout is outstanding with high ceilings, open plan living running seamlessly through to a front private courtyard, ideal for entertaining guests, overlooking the estuary and a manicured park, which acts as an extension of the main living space. There is plenty of natural light entering from the well-designed windows and sliding doors which blend with the neutral decor throughout its interior. There is a well-appointed kitchen at the heart of the home complete with stone bench top and breakfast bar, stainless steel appliances, including gas cooktop, rangehood, tile splashback, dishwasher, double sink and extra storage under the staircase which can be utilized for a large pantry space. There is also a single garage with easy secure access via the shopper's entrance. Upstairs there are 2 good sized bedrooms with mirrored built in robes including a master bedroom with a semi-ensuite and dedicated balcony to catch some the superb water & park views.

**What to Know** This gorgeous townhouse boasts an enviable location adjoining the Peel-Harvey Estuary foreshore and parklands in the popular beachside suburb of Falcon. This location has become extremely popular for its sheer convenience as at the end of the street is a shopper's paradise with everything at your fingertips; consisting of 2 x shopping Centre's, Miami Plaza, and Miami Village with numerous retail stores, take away restaurants, cafes, doctors' surgeries, pharmacies, veterinary clinic, post office, library, Cobblers Tavern, and bottle shop just to mention a few. You can also launch a canoe or small boat directly in front of this magnificent site or try your hand at catching some crabs in the shallows just meters from your own front door. The property is currently rented to an excellent tenant on a fixed term lease expiring on 29/8/24.

**Other Key Features:** \* Hybrid Flooring Downstairs, Fully Carpeted Upstairs. \* Reverse Cycle Panasonic Airconditioning and Ceiling Fans. \* Quality fixtures and Fittings Throughout. \* Private Courtyard & Balcony to Take in the Magnificent Views Over the Park & Estuary. \* Safe and Secure with Extra Parking and Visitor Parking. \* Downlights Throughout. \* Gas Instant Hot Water System. \* Strata fee \$135 per quarter or \$540 per year. \* Council rates \$1776 approx. \* Water rates \$1228 approx. \* Rental Estimate Approx. \$450 per week

**Who to talk to** Paul Simeone | 0409 298 987 | [psimeone@realmark.com.au](mailto:psimeone@realmark.com.au)