

40 Coco Dr, Falcon, WA, 6210

Mandurah

Sold Townhouse

Saturday, 17 August 2024

40 Coco Dr, Falcon, WA, 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Michael Goodwin
0895819999



Christine Goodwin
0895819999

Sold by HARCOURTS Mandurah - Michael & Christine Goodwin

Escape to paradise and experience the pinnacle of easy, coastal living at 40 Coco Drive with Resort Style Facilities.

This gorgeous large three-bedroom, 2 bathroom, 3 toilet home offers a harmonious blend of comfort, style and convenience.

Nestled in the vibrant community of Falcon with fantastic schools, shopping and medical amenities all at your fingertips.

As you step inside, you'll be greeted by a large bright and airy interior adorned with modern finishes.

The well-appointed downstairs kitchen making meal preparation a breeze. Perfect for hosting gatherings or simply making a home cooked meal. Located centrally to living and alfresco area, perfect for all year entertaining, you also have a split reverse cycle air conditioner for all year comfort.

Upstairs you have 3 king size bedrooms, all having split reverse cycle air conditioning plus ceiling fans providing additional circulation and comfort. The master bedroom has private ensuite, walk in robe and balcony, bedrooms 2 and 3 both having double built in robes and services with family bathroom.

Step outside onto the balcony from master bedroom and be captivated by breathtaking views of the outdoor resort pool. It's the perfect spot to unwind with a refreshing beverage or savour the tranquillity of your surroundings.

Downstairs, a spacious alfresco entertaining space awaits, complete with a BBQ area and a picturesque backdrop of towering palm trees-ideal for hosting gatherings or simply enjoying alfresco dining with loved ones.

The thoughtful design continues with laminate floors downstairs and carpeting upstairs, creating a cozy ambiance throughout the home. Privacy screens along the rear fence line ensure seclusion and serenity, allowing you to relax and recharge in peace.

Convenience is at your fingertips with the Falcon Miami shopping centre and the estuary just a short stroll away. Whether you're running errands or exploring the natural beauty of the area, everything you need is within easy reach.

As a resident of the Coco C' Bay Association, you'll enjoy exclusive access to a host of amenities designed to elevate your lifestyle. From the indoor heated pool and relaxation pool, to the gym, sauna and games room, there's something for everyone to enjoy. Plus, the function room provides the perfect venue for hosting special events and creating lasting memories with friends and family.

Don't miss your chance to call 40 Coco Drive home. Embark on a journey to coastal living at its finest. Your oasis awaits!

- Extra large double garage for 4 X 4 vehicles
- 4 Split Reverse Cycle Air Conditioners plus Ceiling Fans
- Full Use of Resort Facilities
- Approximately 5 minutes' walk to Falcon Shopping Centre
- Approximately 5 minutes' walk to stunning Estuary Foreshore
- Approximately 10 minutes' walk to beautiful Falcon Bay Beach

Strata Information

You must join the Coco C' Bay Resort facilities.

\$1,000 application fee, one off fee.

\$2200 approximately per year for the use of the resort facilities.

You must have a caveat lodge at your expense at \$1,800 approximately as a one off.

Strata fee \$165.54 per quarter.

Call Christine on 0404 048 880 or Michael Goodwin on 0417 927 159 today to make this house your new home!

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