



13 Stepmoon Street, Falcon

Relaxed Beachside Living in the Heart of Falcon

Loved and lived in for over three decades, this charming Falcon home is ready to welcome its next chapter. Tucked away in a peaceful, tightly held pocket just 700 metres from Avalon beach, this 3-bedroom, 2-bathroom gem blends comfort, character, and coastal living in perfect harmony.

Step inside to discover a beautifully renovated kitchen, complete with a new dishwasher and room for family cooking and conversation. Two light-filled living areas create flexible spaces for entertaining or relaxing, flowing seamlessly to a lush, private patio framed by established citrus trees and a rainwater tank for sustainable gardening.

In this friendly street, neighbours still wave hello, and homes rarely come up for sale, a testament to the community spirit that defines this special corner of Falcon. Whether you're chasing a first family home, a downsizer's retreat, or a laid-back beach escape, this home delivers the perfect mix of warmth, practicality, and location.

Features you'll love:

- 3 bedrooms, 2 bathrooms

3 2 1

FOR SALE

Offers Over \$639,000

AGENTS

Nav Vaughan

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AGENCY

LJ Hooker Mandurah

(08) 9586 5555

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker

- Solid brick and tile construction
- Two versatile living areas
- Split-system air-conditioning and gas fireplace heating
- Renovated kitchen with new dishwasher
- Established, low maintenance gardens, with mature citrus and fruit trees
- 700m stroll to Falcon's pristine beaches
- Owned and cherished by one family for 32 years

Falcon is one of those rare coastal suburbs that still feels like a true seaside community. From surfing and fishing to coffee by the coast, it's a place to slow down and savour the small things.

Located just minutes from local shops, cafés, schools, and everyday essentials, this home offers that elusive combination of beachside tranquillity and modern convenience. This is more than a house, it's a home with heart and a coastal soul.

Things to know:

Rent: \$520 - \$560 per week approx.

Water Rates: \$1,348.56 approx.

Council Rates: \$2100.00 approx.

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MORE DETAILS

Property ID	4S61FF2
Property Type	House
House Size	107 m2
Land Area	575 m2

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TOTAL: 96 m²
FLOOR 1: 96 m²
EXCLUDED AREAS: PORCH: 17 m², COVERED PATIO: 20 m², CARPORT: 19 m², WALLS: 8 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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