



2 Casilda Street, Falcon




## Relaxed Coastal Living With A Pool

Welcome to 2 Casilda Street, Falcon, a light-filled coastal retreat where relaxed living and seaside charm come together effortlessly.

This inviting three-bedroom home is perfectly suited to families, first-home buyers or investors chasing an easy, laid-back lifestyle. Inside, the home feels fresh and welcoming, with a renovated kitchen, bathroom and laundry that blend modern comfort with everyday practicality.

Out the back is where the magic truly happens. A secure backyard offers space to breathe, play and unwind, complete with a sparkling swimming pool for long summer days and a covered patio that's ideal for slow mornings, relaxed gatherings or watching the kids enjoy the outdoors.

Perfectly positioned just 350 metres from the beach and 600 metres from the estuary, this is coastal living at its best with morning swims, sunset walks and salty air becoming part of everyday life. With schools, shops and local amenities close by, the lifestyle here is as convenient as it is carefree.

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### FOR SALE

Offers Over \$649,000

### 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.



A home that invites you to slow down, soak it all in, and truly enjoy the best of Falcon's coastal way of life.

Features include:

- 3 comfortable bedrooms
- Air conditioning
- Secure backyard
- Swimming pool
- Shed
- Side Access
- Covered outdoor patio area
- Quiet Falcon location close to the coast

Things to know:

Water Rates: Approx \$1,344.45 p/a

Council Rates: Approx \$2000 p/a

Rental income: Approx \$650 - \$700 p/w

A fantastic opportunity to secure a home that delivers both comfort and coastal lifestyle.

**DISCLAIMER:** This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent enquiries and rely on their own personal judgment regarding the information contained in this advertisement. Nav Vaughan and LJ Hooker Mandurah provide this information without any express or implied warranty as to its accuracy or currency.

## MORE DETAILS

Property ID	4SJUFF2
Property Type	House
Land Area	524 m2
Including	Toilets (1)

**Nav Vaughan 0468 557 510**

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