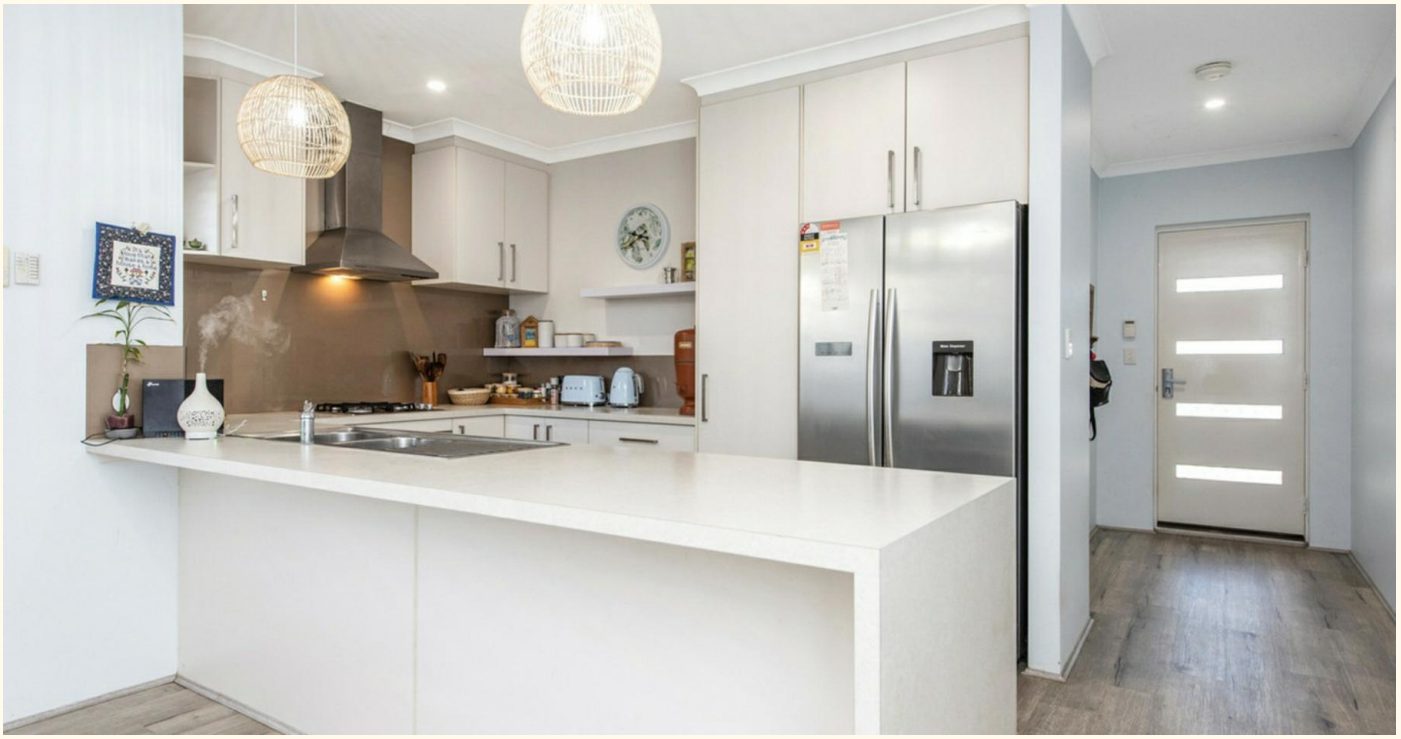







4 Breelya Road, Falcon

3 2 2

Modern Comfort Meets Effortless Living

Enjoy the Lifestyle, Love the Luxury, Embrace the Convenience!
All Serious Offers Considered.

Welcome to resort-style living at Coco C Bay! This beautifully presented 3 bedroom, 2 bathroom home combines modern comfort, stylish finishes and low maintenance living, all set on a generous 274m2 block with 174m2 of living space.

Step inside and appreciate the sense of space created by high ceilings, LED lighting and quality hybrid flooring throughout. White plantation style shutters windows throughout, adding timeless elegance, privacy and style.

Designed for comfortable everyday living, the home offers three generously sized bedrooms, including a queen-sized master bedroom complete with its own ensuite. The additional bedrooms are double-sized, providing plenty of room for family, guests or a home office.

The living spaces flow effortlessly to the backyard alfresco, where automatic blinds allow you to create the perfect setting for relaxing or entertaining. Established gardens provide a lovely outdoor setting,

FOR SALE
All Genuine Offers Considered

VIEW
Sat 28th Nov @ 10:00AM - 10:30AM

AGENTS
Sharnae Gray
0439 330 460
sharnae.gray@ljhpxp.com.au

AGENCY
LJ Hooker Mandurah
(08) 9586 5555

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Interested parties must rely solely on their own enquiries.

while the secure front fencing adds privacy and peace of mind.

With reverse cycle air conditioning, solar panels, an alarm system and a double lock up garage featuring a shoppers entrance, this home has all the practical features you need for comfortable, easy living.

Resort Living at Your Doorstep!
Located within the exclusive Coco C'Bay Resort catchment, this property offers access to an impressive range of resort amenities, allowing you to enjoy a holiday inspired lifestyle all year round.

Your resort facilities include:
- Indoor heated swimming pool
- Outdoor swimming pool
- Fully equipped gym
- Sauna
- Spa
- BBQ and entertaining facilities
- Resort hall and communal facilities

Whether you're unwinding beside the pool, enjoying a workout, relaxing in the spa or entertaining friends, there's something for everyone to enjoy.

Property Features at a Glance
- 3 spacious bedrooms
" 1 ensuite and bathroom
" 274m² block with 174m² of living space
- Queen sized master bedroom
- Double sized secondary bedrooms
- High ceilings
- LED lighting
- Quality hybrid flooring throughout
- White plantation style window shutters
- Reverse cycle air conditioning
- Automatic blinds to the backyard alfresco
- Established gardens
- Secure front fencing for added privacy and security
- Solar panels
- Alarm system
- Double lock-up garage with shoppers entrance
- maintenance, easy lock-up-and-leave lifestyle
- Access to Coco C'Bay Resort facilities, including indoor heated and outdoor pools, gym, sauna, spa and BBQ facilities

Enjoy the convenience of easy lock up and-leave living, the comfort of a thoughtfully appointed home and the added luxury of resort facilities at your disposal.
This is your opportunity to secure a home that offers comfort, convenience and a lifestyle you'll love. Come and experience everything Coco C'Bay has to offer!

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 inquiries and must rely on their own personal judgment about the information included in this advertisement. Sharnae Gray and LJ Hooker Property Experience provides this information without any express or implied warranty as to its accuracy or currency.

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MORE DETAILS

Property ID	4TYHFF2
Property Type	House
House Size	176 m2
Land Area	275 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Alarm
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels











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TOTAL: 113 m2
1st floor: 113 m2
EXCLUDED AREAS: GARAGE: 29 m2, PORCH: 3 m2, COVERED PATIO: 15 m2,
WALLS: 10 m2

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

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