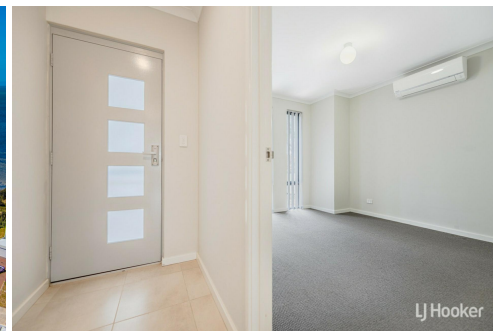
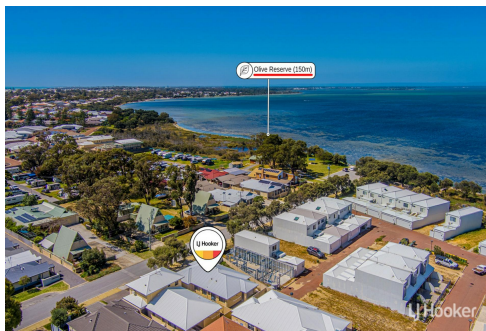




## Falcon, 41 Olive Road

Falcon's Treasure: Modern Living Meets Nature's Serenity

Property will sell at 3pm on the 30th of October 2024. Get your offers in!

Nestled in the picturesque suburb of Falcon, this stunning 3-bedroom, 2-bathroom residence offers an exceptional blend of comfort, style, and natural beauty. Elevated above the street, the home provides both privacy and an ideal location, ensuring you enjoy a serene lifestyle just 150 meters from the pristine estuary.

Experience a generous living area which is flooded with natural light, perfect for entertaining or unwinding with family. The contemporary kitchen boasts high-quality appliances and ample storage, making meal preparation a delight. Three well-appointed bedrooms offer comfort and privacy, with the master suite featuring an ensuite for your convenience.

Step outside to a beautifully landscaped yard, ideal for alfresco dining, gardening, or

3 2 3

**For Sale**  
Offers Over \$520,000

**View**  
[ljhooker.com.au/4QF8FF2](https://ljhooker.com.au/4QF8FF2)

**Contact**  
**Nav Vaughan**  
0468 557 510  
[nvaughan.mandurah@ljhooker.com.au](mailto:nvaughan.mandurah@ljhooker.com.au)



**Disclaimer:** 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 Mandurah**  
**(08) 9586 5555**



simply soaking in the tranquil surroundings. With the estuary just a short stroll away, you can enjoy kayaking, birdwatching, and picturesque walking trails right at your doorstep.

This home is not just a place to live; it's a lifestyle waiting to be embraced. With local amenities, schools, and parks nearby, Falcon offers a vibrant community atmosphere while still feeling like a peaceful retreat.

Don't miss this opportunity to own a slice of paradise. Contact us today to arrange a private viewing and experience the charm of this beautiful home firsthand!

Things to know:

Potential Rent - \$540-570 per week

Water rates- \$1,418.45 P/A Approx.

Council fees - \$2018.00 P/A Approx.

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. Nav Vaughan and LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.

## More About this Property

|               |                        |
|---------------|------------------------|
| Property ID   | 4QF8FF2                |
| Property Type | House                  |
| House Size    | 119 m <sup>2</sup>     |
| Land Area     | 343 m <sup>2</sup>     |
| Including     | Ensuite<br>Toilets (2) |

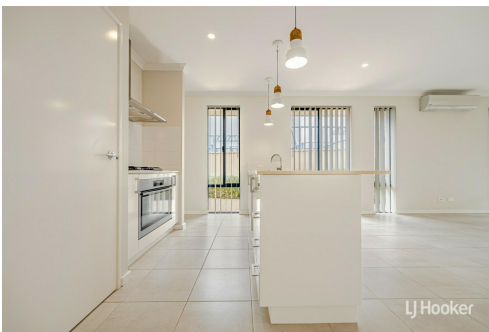
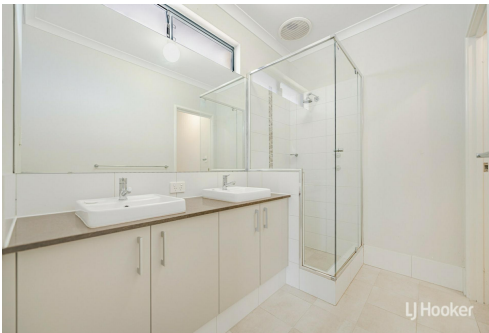
**Nav Vaughan 0468 557 510**

Property Consultant | [nvaughan.mandurah@ljhooker.com.au](mailto:nvaughan.mandurah@ljhooker.com.au)

**LJ Hooker Mandurah (08) 9586 5555**

68 Mandurah Terrace, MANDURAH WA 6210

[mandurah.ljhooker.com.au](http://mandurah.ljhooker.com.au) | [reception2.mandurah@ljhooker.com.au](mailto:reception2.mandurah@ljhooker.com.au)



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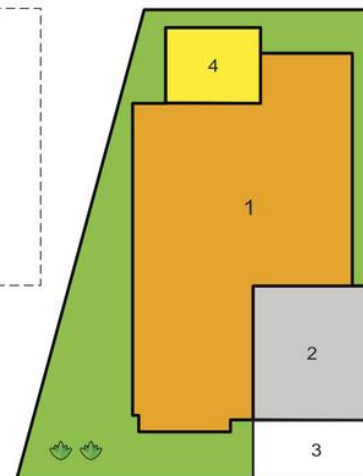
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(08) 9586 5555**

# 41 Olive Road, Falcon

block size 343 m<sup>2</sup> | building 196m<sup>2</sup> | 3 x  2 x  2 x 



Nav Vaughan | 0468 557 510



## Legend

1. Residence
2. Garage
3. Driveway
4. Alfresco



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\*scale in metres. Dimensions are approximate. All information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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