

6 Nutbush Avenue, Falcon

5 🏠 3 🛏 6 🚗

Exclusive 4000m² Falcon Estuary Side Living - Space, Style & Exceptional Extras

FOR SALE
Best Offer Over \$2,500,000

AGENTS

Tony Dos Santos
0466 550 512
tdossantos.mandurah@ljhooker.com.au

AGENCY

LJ Hooker Mandurah
(08) 9586 5555

- Over 600m² building area
- 5x3x6
- 163m² shed/workshop with 4ton car jack
- Built 2013
- 9x3.5m Indoor heated salt pool
- Wellness & Japanese garden
- Spa retreat
- Outdoor kitchen/pizza oven
- 24m² Theatre
- 24m² Study
- 36m² Games room
- 5KW Solar
- Loft area x2 in roof

Welcome to a one-of-a-kind Falcon property offering extraordinary space, impressive facilities and a lifestyle rarely found. Designed for large families, hobbyists, entertainers, and those who value wellness and tranquillity, this remarkable home delivers comfort and versatility at every turn.

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**

Set on a generous 4000m² block, the residence boasts five spacious bedrooms, a dedicated theatre room, MasterChef kitchen, huge indoor salt pool, gym, sauna, games room, outdoor kitchen & pizza oven.

The expansive internal boasts an enormous master en suite being 7.9m x 7.5m (60m²) in size, featuring an extraordinarily large walk in and free-standing spa bath.

The 87m² family meals area with super high ceilings overlooks the indoor pool and has a glorious wood burning fireplace. The 24m² study and 24.48m² theatre with projector & speakers and 6x6m games room are all located to the front of the residence.

The backyard is a private sanctuary/retreat & resort style featuring a beautifully established Japanese garden featuring a dedicated tranquil wellness zone under a thatch roof creating peaceful pockets for reflection, relaxation, or outdoor dining. Completing the experience is an impressive enclosed undercover spa with hot & cold shower and a dedicated wellness gazebo, providing your own retreat-style escape at home.

The multiple indoor—outdoor living zones further include a huge outdoor alfresco with a showpiece jarrah counter bar. This alfresco is decorated with a timber ceiling and has two ceiling/wall mounted remote controlled heaters. These magnificent attributes make this residence perfectly suited for relaxed coastal/estuary living.

Outdoor lovers, tradies, and collectors will be impressed by the 163m² insulated double brick workshop/shed with 4-ton car jack and separate fish gear storage room. Three double garages, one customised for a caravan make this an exceptional property for those needing serious storage, workspace, or vehicle accommodation.

Property Highlights:

- " 5 bedrooms —ideal for families or multi-generational living
- Reverse cycled air conditioning
- Games room or snooker room
- 9x3.5 m Salt pool indoor with pool blanket, solar heated with ability of reaching temperature in the 30s and covered by cedar ceilings.
- 40m² gym adjacent to pool, with split a/c , TV and speakers plus separate toilet, basin, shower, and sauna (with proper coals) and all this under a cedar roof.
- " Home theatre —perfect for movie nights and entertaining
- " 163m² (8m wide, 21 m long) three phase powered Double brick cavity filled, insulated shed with fitted 4-ton car jack —an absolute dream for tradies and car or truck enthusiasts. Plus dedicated fishing gear store and workshop/study incorporated into this shed with bonus rear double door exit.
- " 6 car garage space + 3.5m high dedicated caravan parking with automated door, 15amp lead for charging, and waste drain— unbeatable vehicle and storage capacity
- " Enclosed undercover spa —usable all year round
- " Wellness gazebo —perfect for yoga, meditation, or relaxation
- Solar 5 KW inverter with 10KW boost potential plus option to add batteries (battery ready)
- Septic (recently cleaned), WULFE heat pump with adjustable built in control panel servicing bathrooms & kitchen & laundry, Rinnai servicing outdoor facilities via gas bottles
- " Serene Japanese garden —a peaceful, landscaped escape.
- Fruit Tree garden with established plants and a garden court serviced by retic via 2 grey water tanks
- Outdoor kitchen with wood burning pizza oven
- Spacious internal living areas with excellent flow to the outdoors

- Loft storage with flooring above bedrooms corridor & above double garage
- Morning, afternoon, and evening splendour
- Fantastic Falcon location close to beaches, shops, parks, and schools

Large land parcel: nearly 4,000 m² - rare in coastal/estuary-adjacent suburbs like Falcon. Great outdoor lifestyle awaits.

- Privacy & space: Discreet living with long winding driveways and extra garden space for paddle court, caravan & boat storage, and further landscaping opportunities.
- Suburb benefits: Falcon's coastal/estuary location means easy access to beaches, boating/ fishing, relaxed coastal living, and proximity to Mandurah's services/amenities
- Lifestyle property - for buyers wanting a "country feel near the coast" rather than dense suburbs: bush, open space, room for kids/pets/boats.
- Mixed-use / hobby property - Boasting a huge solid built workshop with car jack and excellent height clearance, further multiple storage rooms attached to the shed with an exit double door to the rear with driveway back to the front. 421m² internal floor area, excluding 163m² shed & the undercover pool /gym area

MORE DETAILS

Property ID	4SG3FF2
Property Type	House
Land Area	3998 m ²

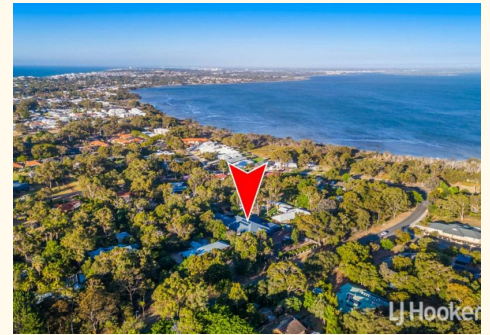
Tony Dos Santos 0466 550 512

Sales Executive | tdossantos.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au





TOTAL: 605 m2
 1st floor: 605 m2
 EXCLUDED AREAS: GARAGE: 277 m2, COVERED PATIO: 68 m2, LOW CEILING: 27 m2,
 WALLS: 41 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.