



7 Occator Way, Falcon

Falcon Lifestyle Gem with the Estuary at Your Doorstep

Just one block from the sparkling waters of the Estuary and only a 3-minute drive to the beach, this is where lifestyle meets location. Welcome to 7 Occator Way, a feel good home tucked into one of Falcon's most loved, laid-back streets. Whether it's morning walks along the estuary, weekend swims at the beach, or sunset picnics by the water, this home places you right in the heart of it all, with room to relax, unwind, and truly enjoy coastal living.

Step inside and be greeted by two separate living areas, ideal for families or those who love to entertain. The open-plan kitchen, living, and dining area flows seamlessly to the outdoor alfresco, creating a warm and welcoming heart of the home.

Property Features:

- Three generous bedrooms, all with built-in robes
- Two well-designed living areas for flexible living
- Light and bright kitchen with ample bench space and storage
- Functional laundry with outdoor access
- Double garage with rear access
- Side access which is perfect for trailers, boats, or caravans
- Easy-care backyard with undercover patio

3 2 2

FOR SALE
Offers Over \$629,000

AGENTS

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AGENCY

LJ Hooker Mandurah
(08) 9586 5555

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Close to schools, shops, parks, and the pristine beaches of Falcon

Things to know:

Water rates: \$1,523.19 P/A

Council Rates: \$2175.00 approx P/A

Rental Income: \$590 to \$620 Per Week

This home offers exceptional value and a laid-back lifestyle in a sought-after coastal location.

For further details or to arrange a viewing, contact Nav Vaughan at LJ Hooker Property Experience South.

Be quick, homes like this don't last long in Falcon!

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 DETAILS

Property ID	4RUNFF2
Property Type	House
House Size	170 m2
Land Area	440 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes

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