



Falcon, 7 Vega Street

A Rare Falcon Gem! Don't Miss Out!

Welcome to your dream home in the heart of Falcon! Situated on a large 834 sqm block in Falcon, this delightful 3-bedroom, 1-bathroom house is perfect for families, first-time buyers, or anyone looking for a cozy and convenient living space. The property features spacious and well-lit bedrooms that offer ample space for relaxation and rest. The modern bathroom is functional with quality fixtures and fittings. The open-plan living and dining area is ideal for family gatherings and entertaining, while the well-appointed kitchen provides plenty of storage and a functional layout.

A standout feature of this home is the large council approved shed at 11m x 6.3m. This has the potential to be transformed into a workshop, studio or could, with your own due diligence, apply for council approval to convert into a granny flat. Alongside the shed is large side access with 19m in length from gate to fence. This versatile space is perfect for extended family, guests, or even a home business. The generous backyard offers plenty of room for all the toys, kids to play, gardening, or hosting BBQs.

3 1 5

For Sale
Offers Invited

View
ljhooker.com.au/4Q25FF2

Contact
Nav Vaughan
0468 557 510
nvaughan.mandurah@ljhooker.com.au



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LJ Hooker Mandurah
(08) 9586 5555

Highlights:

- Two established buildings with separate fully fenced yards.
- 19m long side access
- Fully insulated shed/potential for granny flat
- Shed is insulated
- Shed yard has sewer point for caravan
- Sub electric for shed in the meter box
- New Evaporative Air-conditioning in Feb 2024
- New gutters and roof restoration in May 2024

Situated in a friendly neighborhood, this home is close to schools, parks, shops, and public transport. The large shed offers endless possibilities for customization to suit your needs. Don't miss out on this fantastic opportunity to own a beautiful home with great potential in Falcon. Contact us today to arrange a viewing and make this house your new home!

Act fast —this gem won't last long on the market!

Things to know:

- Water Rates: \$1,312.86 approx.
- Council Fees: \$1900 p/a

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	4Q25FF2
Property Type	House
Including	Toilets (1)

Nav Vaughan 0468 557 510

Property Consultant | nvaughan.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | reception2.mandurah@ljhooker.com.au



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