



Falcon, 84 Flinders Street

Stylishly Embellished Family Home With Solar Heated Pool incl Cover

- Best offer over \$899,000
- Estuary views from your decked front porch
- Solar heated Pool with retractable sliding cover
- 2011 Plunkett quality design and build,
- 240m2 internal floor area
- 602m2 corner lot
- Boat ramp approximately 300 meters way

Located only meters to the water's edge is this sensational property nestled in Cox Bay, Falcon by the beautiful Peel Estuary.

This sought after single level home truly needs to be toured in order to appreciate & admire the fantastic quality & decorative touches undertaken by the very proud owner throughout.



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.



For Sale
Please Call

View
ljhooker.com.au/4PRJFF2

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Complete with ample living spaces including a light filled open plan meals, family & kitchen area, separate theatre room and a home office, this floor plan is sure to impress.

Fitted with the most aesthetically pleasing plantation shutters and attractively adorned with the most spectacular décor, this home extravagant interior is further enhanced by the high led lit recessed ceilings that will leave you mesmerised.

As you enter the double security mesh protected front doors into the spacious entry hall you are immediately intrigued by the artistic style of the home, hugely impacted by the woodburning Masport Fireplace directly down the passage. There is a large theatre/ private lounge room at the front of the home that is accessed via extra wide barn doors. The generous master suite to the front of the home takes in the beautiful view of the estuary and is complete with a large walk in dressing room and spacious ensuite with china basin, extra wide glass shower screen and separate toilet.

The open plan living and dining area hosts a striking and well positioned kitchen that offers direct access to the private al fresco that is comfortably equipped with obscured zip lined café blinds. This modern & enviable kitchen comes complete with stone bench tops, 3m breakfast bar with BIC & dishwasher recess, double fridge recess, overhead cupboards, microwave recess, tiled splash backs, Blanco 900mm electric oven, 900 Blanco gas cooktop, canopy range hood, pantry cupboard, soft close doors & drawers and its very own computer nook! Furthermore you can watch the kids play in the below ground solar heated swimming pool while you are cooking.

The peppermint trees provide an inspiring backdrop during sunsets, and the option of a fully retractable pool cover offers full shelter from the leaves and the rain, allowing all year round swimming and outdoor entertaining.

The study is conveniently located off the kitchen area, and has direct access to the double garage allowing quick in & out trips. The back wing of the home is designated for the kids or guests, with 3 spacious bedrooms all with built in robes. A bonus feature is central activity area dividing the bedrooms, which can also double up as a web room or study for the teenagers. This area also offers slide door access to the enclosed pool. The 2nd bathroom has a separate toilet and powder room for guests.

The gorgeous laundry has a large bench top, plus double door linen cupboards and access to outside through gorgeous plantation shutters.

Featuring:

- Double lock up garage with shoppers entry and pedestrian access down the side of the home.
- Garden shed for storage.
- 2 x Reverse cycle ducted A/c units
- Auto reticulated
- Solar panels
- Paving, liquid limestone and a small amount of grass so all very low maintenance.
- Solar gas boosted hot water system
- Security screens
- Barn doors
- New front fence with beautiful insert



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Location:

- Beautiful walkways and park across the road.
- Throw a line or drop a crab pot just metres from your front door.
- Stunning beaches are approx. 1.9 km away.
- Plus easy access to shops, public transport and schools.

Make the move today and start enjoying this stylish family home with fireplace this winter!

Disclaimer: Some pictures are for illustrative purposes only. This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their independent inquiries and must rely on their judgment about the information included in this advertisement. Tony Dos Santos and LJ Hooker Mandurah provide this information without any express or implied warranty as to its accuracy or currency.

More About this Property

Property ID	4PRJFF2
Property Type	House

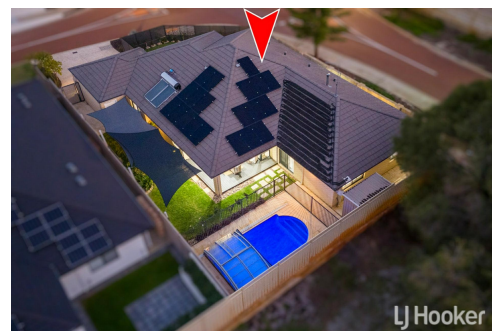
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