






23 Franks Street, Falmouth

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A Coastal Retreat with Soul in the Heart of Falmouth

Located in the tranquil village of Falmouth, this stunning beachside haven blends laid-back charm with clever design and a deep connection to the surrounding seascape. Just a stone's throw from the water's edge, it's a home that captures the rhythm of coastal life - where mornings begin with a slow walk on the beach and afternoons end in the boat with a rod in hand, catching flathead, abalone and crayfish for dinner.

From the moment you arrive, the home's warm street appeal draws you in - a place where friends gather, fishing stories are shared, and the salt-kissed air reminds you to slow down. Inside, the heart of the home is a beautifully finished open-plan kitchen and dining area. Polished timber floors, industrial-chic concrete benchtops, and expansive glass sliding doors invite the outdoors in, creating the perfect flow for entertaining and enjoying your catch of Falmouth's abundant fresh seafood. Sea access boat launching is located out of the lagoon and also at White Sands Resort.

The adjoining lounge is made for slow, cosy evenings - complete with a wood fire and integrated sound system. Every detail has been thoughtfully considered: a raised study nook for quiet moments,

FOR SALE

Please Call

AGENTS

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AGENCY

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 **LJ Hooker**

custom cabinetry, a built-in drinks fridge and double-glazed windows that keep the space light and insulated.

Downstairs you'll find two inviting bedrooms, each with their own character - one with a private study space, the other opening to a personal deck that catches the morning sun. A central bathroom features a walk-in shower, a sunken tiled tub, and a clever European-style laundry. The outdoor hot water shower is a must-have after early-morning surf or fishing expeditions. Internal access to the garage keeps things seamless.

Upstairs, the generous master suite is a sanctuary of its own. Enjoy breathtaking sunrises over the ocean from your private deck, or watch the golden light fade across the mountains to the west. With its ensuite, walk-in robe, and soul-soothing views, this space feels worlds away.

Outside, the property continues to impress with mature landscaping that offers privacy and beauty. A large workshop, chicken coop, a large productive vegetable patch and thoughtful outdoor living spaces make this a dream for anyone seeking connection to nature. Two large water tanks ensure you never run dry and there's even a 6kW solar system to keep your footprint light and your energy bills low. There is also garage large enough for the boat and a further two carports.

Whether you're drawn by the allure of East Coast fishing, the tight-knit Falmouth community, or the call of the sea - this is more than a house. It's a lifestyle. One that's waiting for you.

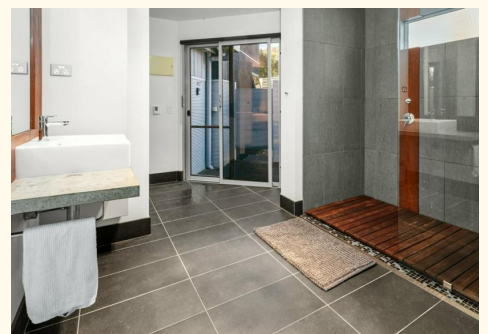
Private viewings available by appointment. Contact LJ Hooker St Helens to arrange your visit.

MORE DETAILS

Property ID	M1SFN1
Property Type	House
Land Area	1290 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Solar Panels
	Water Tank

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GROUND LEVEL

23 Franks Street, Falmouth

UPPER LEVEL