

4 Yilberra Drive, Falcon







Bring your fishing rods and crab nets!

Perfectly positioned between the ocean and the estuary, this lovely 4 bedroom, 2 bathroom home in Falcon is a first homebuyers dream, or the perfect lock-up and leave.

The property has been recently painted, with new blinds installed throughout. The easy-care gardens are reticulated at the front of the property and have been freshly mulched. The 2010-built home has retained its modern, neutral appeal, which will be brought to life with your personal style & finishing touches.

Each bedroom has built-in robes – the master bedroom at the front of the home features an ensuite and walk-in robe, and modern feature windows to the front elevation.
Spend your leisure time enjoying the Mandurah lifestyle rather than maintaining a large block – your new home sits on a tidy 274 sqm green title parcel of land, a stones' throw from the estuary and just a few minutes' drive to popular swimming and surfing spots like Falcon Bay, Avalon Beach and just over the Cut to Tim's Thicket.

Whether its surfing, fishing or crabbing you enjoy most – this is the location to do it!
Walk or ride to supermarkets, shops & cafes in Falcon – treat yourself to one of Miami Bakehouse's award-winning pies.

Easy access to Old Coast Road for your commute – north or south, just 10 mins drive to Mandurah central for all your shopping and entertainment needs and bus/train station.

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Price	SOLD
Property Type	Residential
Property ID	17064
Land Area	274 m2

Agent Details

Office Details

Xceed Real Estate - Sales
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Features at a glance:
• Four bedrooms, two bathrooms, separate WC
• Alfresco area under main roof
• Double lock-up garage
• Modern kitchen with stainless steel appliances including dishwasher
• Split system air conditioning in living area
• Low maintenance gardens, reticulated at the front
• Close to estuary, local shops and beaches

This property is not connected to the Coco C'Bay Resort.

Priced from just $249,000 this property will suit many buyers, so please contact Graeme Correy from Xceed Real Estate to lock in a time to view – 0419 902309.

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