

18 Illyarrie Avenue, Falcon







Resort Lifestyle between the Estuary and the Sea

Have you ever dreamed of living the resort lifestyle? Located in the Peel Region, this four-bedroom, two-bathroom home fulfills the fantasy with access to excellent resort facilities at the nearby Coco C'Bay Resort, just a short walk away.

Compliments of the resort, on any given day you can be doing laps in the indoor heated pool, working out in the gym, relaxing in the spa or sauna, or lounging by the tropics-inspired outdoor pool. Or, indulge in a rich social life with the onsite BBQ facilities and club lounge.

Equally enticing is the proximity to the Peel-Harvey Estuary and Falcon and Avalon Bays. As you're located on a peninsula, each body of water is just a short stroll away. In fact, you have everything you could desire within walking distance including beaches, reserves, sporting facilities, public transport, shops and the iconic Cobblers Tavern and Miami Bakehouse, plus all the amenities of central Mandurah a few minutes' drive away.

When you're not out and about and immersing yourself in the local community, café culture and nature, your home offers everything you need for a carefree lifestyle. This neatly presented property on a low-maintenance 256sqm block features a modern kitchen, open plan living and alfresco dining, plus it has been recently upgraded with fresh paint, new blinds and

4 2 2

Price	SOLD for $334,000
Property Type	Residential
Property ID	27264

Agent Details

Joe Da Mata - 0406 237 964

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

XCEED REAL ESTATE

new carpets.

Situated in a quiet cul-de-sac, this home is move-in ready and ideal for downsizers, families or those seeking a relaxed lifestyle in a peaceful, coastal location. The Peel Region is famed for its pristine waterways, beaches, national parks, meandering trails, wineries and crabs! It's no wonder so many relocate to the region – could you be one of the lucky ones?

Please don't hesitate to contact Joe Da Mata at joe@xceedre.com.au, on 0406 237 964 or Graeme Corey at graeme@xceedre.com.au or 0419 902 309 today.

Property features:

• Four bedrooms, two bathrooms

• Access to pools, a spa, gym, sauna, BBQs and the club house at the Coco C'Bay Resort

• Open plan living and dining leading out to alfresco dining

• Modern kitchen with stainless steel appliances including a gas cooktop and dishwasher, a separate pantry and plenty of storage

• Master bedroom features a walk-in robe and an ensuite

• Main bathroom includes a bathtub

• Double car garage with additional parking and a shopper's entrance

• Split-system air-conditioning and gas bayonet in the living area

• Easy care tiles in the living areas

• Freshly painted

• New carpets

• New blinds

• Security screens

• Situated in the world-class Peel region

• 256sqm low-maintenance block

Location highlights:

• 100m to Miami Plaza Shopping Centre

• 500m to Coco C'Bay Resort

• 500m to the Miami Bakehouse Falcon

• 750m to Cox Bay and the Peel-Harvey Estuary

• 1km to Falcon Bay

• 3.1km to Falcon Primary School

• 3.4km to Frederick Irwin Anglican School

• 10.7m to Mandurah

• 81km to Perth City

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.