

Sold



20 Breelya Rd, Falcon



## Carefree Living Between Ocean and Estuary!

Peaceful, private, and truly low maintenance, this freshly painted family home or downsizers' dream enjoys an enviable location surrounded by stunning coastline and the expansive waters of the Peel-Harvey Estuary.

Come home to three bedrooms, two bathrooms, a private alfresco, double lock-up garage and two separate living areas. With new blinds and carpet throughout, and freshly mulched front and rear garden beds, it's move-in ready!

Ensuring everyone has a space in which to relax and wind down, find a formal living room at the front and - along a bright and breezy tiled hallway - the more casual open plan living, kitchen and dining overlooking the sunny rear alfresco. The main bedroom features spacious built-in robes, and an ensuite with shower, vanity and WC, while bedrooms two and three also boast built-in robes and share a child and/or guest-friendly bathroom with a separate shower and bath.

Every-day life is that little easier in the well-equipped and functional kitchen, offering a large island and breakfast bar with double sinks, dishwasher, gas stove top, electric oven, rangehood, ample top and bottom cabinetry and good-sized pantry. Additionally, the separate laundry features a large linen press, storage and its own side outdoor access to the drying court.

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**Price**

**Property Type**

**Property ID**

**SOLD**

**Residential**

**27654**

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
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**XCEED**   
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After a day out fishing, entertain with ease under the covered and super private alfresco. Out the front, park the cars in the double lock-up garage or other vehicles, trailers, or jet skis on the paved driveway.

Neat, lock-and-leave and tucked within a family-friendly area that offers the best of the great outdoors, this property ticks a lot of boxes for busy people and young families.

Walk to the lapping shores of the estuary in a minute or two, share a coffee at Falcon Beach Café just five minutes' drive away or put the boat in the water at nearby Avalon Beach boat ramp. Falcon Primary School is just a six-minute drive, and the nearby Mandurah Train Station will whiz you into the Perth CBD in record time. Of course, the stunning waterways and eateries of Port Bouvard are also on your doorstep.

Don't miss out on this fantastic lifestyle investment. Contact Joe Da Mata now on 0406 237 964.

#### Features:

3 bedrooms, 2 bathrooms

Freshly painted interiors and front

New blinds

New carpets

Paved covered alfresco

Double lock-up garage

Built-in robes

Ensuite to main bedroom

Open plan living, kitchen, dining

Separate front living room

Separate laundry

Fresh mulch to front and rear gardens

Split level air conditioning in casual living

Kitchen island with double sinks

Dishwasher

Gas stove top

Rangehood

Breakfast bar

Recessed lighting

Easy-care tiles in casual living/dining

#### Rates

council rates

\$1800 App

water rates

\$1294.92

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