

Sold



18, 15 Kardan Loop, Falcon



## Low-Maintenance Perfection by the Estuary

Located directly opposite the magnificent estuary in Falcon, this modern double-storey home offers a relaxed lifestyle paired with the convenience of low-maintenance living. The ground floor provides an open-plan living and dining area with easy-to-clean ceramic tiled floors, leading into a sleek and practical kitchen fitted with stone benches and stainless steel appliances, including a dishwasher.

The main bedroom is found on this level, complete with a walk-in robe and a modern ensuite. The second floor reveals another laid-back living space equipped with a ceiling fan. From here, you can access a timber-decked balcony which grants clear views of the estuary, making it the perfect spot for evening drinks or quiet reflection. This floor also houses two sizable secondary bedrooms, ensuring ample space for family or guests.

For those who value secure parking, the double lock-up garage at the rear meets this need efficiently. One of the home's notable features is the lack of yard maintenance, as the foreshore lawn directly in front provides a green expanse without any of the upkeep.

Location-wise, this gorgeous home boasts proximity to various outdoor activities thanks to its absolute estuary frontage. From fishing to crabbing, opportunities for leisure are just steps away. Additionally, Falcon and Avalon beaches are a short 5-minute drive from the property, while essential shopping amenities are easily accessible. For those seeking a more

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**Price** SOLD for \$475,000

**Property Type** Residential

**Property ID** 29352

### Agent Details

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### Office Details

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comprehensive range of services and entertainment, central Mandurah is a mere 15-minute drive, offering the Mandurah Forum shopping centre, a selection of bars, restaurants, and the vibrant Esplanade.

Whether you're looking for your first home purchase, an investment, or downsizing, you won't want to miss this one. Contact Joe Mata on 0406 237 964 or [joe@xceedre.com.au](mailto:joe@xceedre.com.au) or Kenny Poi on 0481 340 343 or [poi@xceedre.com.au](mailto:poi@xceedre.com.au). to secure it today

Features include:

- 2016-built double-storey home
- 143sqm internal living area
- 3 spacious bedrooms, 2 modern bathrooms
- Two internal living areas
- Built-in robes and ceiling fans in all bedrooms and upstairs living
- Ground-level main bedroom with walk-in robe and ensuite
- Split system air conditioning
- Recessed downlights throughout
- Stone benchtops in the kitchen and bathrooms
- Electric oven, gas cooktop, dishwasher
- Timber-decked balcony with estuary views
- Double lock-up garage with rear access
- BBQ facilities available at nearby Olive Reserve

Location (approx. distances):

- 30m Olive Reserve
- 60m Water's edge (Cox Bay)
- 500m Old Coast Road
- 560m Miami Village shopping centre
- 540m Woolworths Miami Plaza
- 2.7km Falcon Primary School
- 1.4km Falcon Bay Beach
- 4.9km Halls Head College
- 10.5km Mandurah Forum Shopping Centre
- 8.4km Mandurah Esplanade Foreshore

*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.*