

36 Branchfield Way, Falcon, WA 6210

Mandurah

House For Sale

Monday, 6 January 2025

36 Branchfield Way, Falcon, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2024 m2

Type: House



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From \$899,000

Welcome to 36 Branchfield Way, Falcon—a beautifully designed home that combines comfort, functionality and space, perfectly suited for modern family living. Built in 1995, this property offers an impressive layout with thoughtful features throughout on a large 2024sqm block. Step inside to discover a home that caters to your every need. Boasting four spacious bedrooms, the master suite is a private retreat complete with a walk-in robe and ensuite. Bedrooms two and three are queen-sized with built-in double robes, while bedroom four is generously sized with a double built-in robe, ensuring plenty of storage for the whole family. The high, feature ceilings in the formal lounge, dining, kitchen and family areas add a touch of elegance, creating a sense of openness and style. Enjoy cozy winter nights by the wood fire or stay comfortable year-round with ducted evaporative cooling and split reverse-cycle air conditioning. Designed for entertaining and everyday living, the home features multiple living areas, including a formal lounge, formal dining, family room, meals area and a games room—offering space for everyone to relax or come together. The kitchen is the heart of the home, conveniently positioned to serve both formal and informal dining spaces. Outdoors, the property continues to impress with an extra-large patio area overlooking a massive back yard all beautifully treed, endless opportunity with room for a pool and powered workshop. The large, horseshoe driveway and bitumen surface provide ease of access, including side access for a boat or caravan. The double garage is cleverly designed with two single doors that open into a combined space, offering versatile parking solutions. A 5m x 3m shed adds storage for tools and hobbies, while 12 solar panels and bottled gas help reduce your energy costs. The 36 Branchfield Way property sits on a 2024sqm block with reticulated gardens, ensuring lush lawns and gardens with minimal effort. NBN is connected for seamless internet access and the gas storage hot water system ensures hot water on demand. Conveniently located in the sought-after location of Pleasant Grove Estate, this home offers a lifestyle of comfort and practicality. Whether you're entertaining guests in the games room or relaxing in the family area under soaring ceilings, this property truly feels like home. Don't miss your chance to secure this spacious family haven—contact us today to arrange a viewing!

- 2024sqm block with reticulation
- Ducted evaporated air conditioning
- Insulated, split reverse cycle air conditioning
- 12 solar panels, gas is connected
- High feature ceilings to living areas
- Bitumen horseshoe driveway
- Full side access, secure parking for boat

This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.