

9/15 Kardan Loop, Falcon, WA, 6210

Mandurah

Unit For Sale

Wednesday, 20 November 2024

9/15 Kardan Loop, Falcon, WA, 6210

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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The Perfect Starter!

Discover the perfect blend of coastal living and convenience at 9/15 Kardan Loop, located in the heart of Falcon's stunning Olive Waters Estate.

Built in 2016 and set on a 118sqm block, this delightful 2-bedroom, 1-bathroom unit offers a serene lifestyle just steps from the water's edge.

As soon as you walk up the stairs, you'll immediately notice the brand new carpet that adds warmth and comfort to the interior. The open-plan living area flows seamlessly, inviting you to enjoy a relaxed, low-maintenance lifestyle.

Whether you're a small family, couple, or individual seeking the tranquillity of nature, this home provides the perfect setting.

One of the home's standout features is its estuary views - a daily reminder of the pristine natural beauty that surrounds you.

Step outside to a peaceful outdoor space where you can enjoy morning coffee while soaking in the coastal ambiance or unwind in the evening with the sound of the nearby estuary in the background.

Just 50 meters from the Peel-Harvey Estuary, your new home provides easy access to a host of outdoor activities, including crabbing, boating, kayaking and leisurely walks along scenic estuary trails.

The nearby foreshore reserves and parklands offer an incredible lifestyle of natural beauty right at your doorstep.

Convenience is also key - Miami Plaza Shopping Centre, Cobblers Tavern and essential services are only 400 meters away. Everything you need, from an IGA, Woolworths and fast food outlets to a medical centre, post office and specialty shops, is within walking distance.

The nearby boat ramp allows you to launch a canoe or small boat and you can even try your hand at catching blue-manna crabs just a short stroll from your front door.

Additional details include strata fees of approximately \$135 per quarter or \$540 a year, council rates at approximately \$1776 per annum and water rates at approximately \$1228 per annum.

9/15 Kardan Loop presents an incredible opportunity to embrace a relaxed, low-maintenance lifestyle in one of Falcon's most sought-after waterfront communities. Whether you're drawn by the proximity to the estuary, the beaches, or the convenience of local amenities, this home offers the best of both worlds.

Contact us today to schedule a viewing and make this coastal retreat your new home! Michael on 0417 927 159 or Christine on 0404 048 880.

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