

**13 Blue Fin Drive, Golden Bay, WA 6174**

AQWASUN  
ESTATE AGENTS

**Sold House**

Wednesday, 27 September 2023

13 Blue Fin Drive, Golden Bay, WA 6174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



Aaron Rolt  
0895371220



Annette Rolt  
0409489534

## Contact agent

Ever wanted unrestricted side access to your very own 6.2m x 6.1m powered workshop? Look no further than this property located in the beachside suburb of Golden Bay. Situated on an 809 m<sup>2</sup> parcel of land this three-bedroom + two-bathroom home offers you a canvas to improve on! The home was built in 1990 and features a dark slate throughout the main living of the home with a classic wood burner for heating in the cooler months. To the front, you have the sunken 'formal lounge and dining' which has been adapted into the home's family lounge room with space for an open activity. This flows to the hub of the home where the kitchen overlooks the home dining area and towards the living quarters of the property along with access to the homes entertaining and expansive backyard. FEATURES- Large side access to a powered workshop- Large master bedroom with ensuite and WIR- 2 secondary bedrooms with built-in robes- Study or 4th bedroom- Family bathroom - Large kitchen with laundry- Slate flooring to the main living- Wood burner for heating & additional split system- Large gabled patio for entertaining- Matured gardens and lawn- Double carport- Currently tenanted at \$475.00 and expires on 27th October 2023. The tenant would love to stay in the property if possible. If you have any questions please contact Aaron 0406301229 or Annette 0409489534 to discuss and if you would like a viewing.