

13 Tarmoola Street, Golden Bay, WA 6174

JW

House For Sale

Friday, 1 December 2023

13 Tarmoola Street, Golden Bay, WA 6174

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 224 m2

Type: House



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0895680876

From \$449,000

What: An executive style home with 3 bedrooms, 2 bathrooms and a smart double garage
Who: Seekers of modern living, with minimal upkeep and maximum style included
Where: In the popular coastal haven of Golden Bay, close to schooling, shopping, and the sensational sandy beaches
Designed for modern convenience, this wonderful coastal residence provides 3 bedrooms, 2 bathrooms and open plan living with a versatile floorplan allowing for you to create a home that works exclusively for your needs. With parkland as your backyard, you have plenty of recreational facilities nearby including the beaches and surf breaks that make this area such a sought after location, and with a choice of local cafes or the larger Secret Harbour Shopping Centre easily reached, along with both primary and secondary schooling, plus train links and freeway access all nearby, you have all the essential amenities you could need right on your doorstep. Entering past the double remote garage, a pathway takes you along the side of the home to your covered portico and entry where you immediately face the first of your bedrooms, with carpeted flooring, a full height mirrored robe and a coastal colourway you sense straightaway the level of detail and quality this property has on offer. The hallway then directs you past the main bathroom with a bath, glass shower enclosure and stone topped vanity, with a private WC next door. The master suite sits opposite, with a spacious design that offers carpet underfoot, a fully fitted walk-in robe and ensuite with another stone topped vanity, glass shower enclosure and WC. Back to the hallway you move across to the laundry, with built-in cabinetry and direct access to the side garden, then onto your third bedroom or study, with carpet to the floor and multiple uses available. The main open plan living area completes the remainder of the interior, generously designed to easily accommodate living and dining areas that overlook the kitchen and garden, with timber effect flooring and crisp white paintwork. And with the iZone system in place, step into a smart home featuring intelligent personalised reverse-cycle air conditioning, customisable smart lighting that adapts to your preferences, and a smart garage control system offering remote monitoring and control for peace of mind on the go. All features are available via a fixed control panel, a simple voice command (Alexa, Google Home and Apple Homekit compatible) or through a smartphone app. And on top of that, with a 10 year warranty (since 2020) on the iZone system you can rest easy that your total wellbeing is taken care of for years to come. The European style kitchen is an absolute masterpiece, designed as the feature of the home, you have a central island bench for casual dining or entertaining around, extensive cabinetry to both the upper and lower, a freestanding 900mm oven and stone benchtops. Sliding doors lead to your outdoor living, with a paved area sitting under the main roof to allow for alfresco dining and a border of artificial lawn for minimal upkeep, with added feature rear fencing in place to create a private enclosure from your parkland neighbour, and a 3.3kW inverter solar panel system to ensure energy efficiency too. And the reason why this property is your perfect fit? Because this is a shining example of premium coastal living. Features of the home include:

- Executive Style Living:** • 3 bedrooms, 2 bathrooms, and a double garage for a luxurious and spacious lifestyle.
- Modern Convenience:** • Open plan living with a versatile floor plan designed for modern living.
- Customizable interior** to create a home that suits your unique needs.
- Quality Craftsmanship:** • Detailed interiors with carpeted flooring, mirrored robes, and coastal colour schemes.
- Main bathroom** with a bath, glass shower enclosure, and stone-topped vanity.
- Master suite** with a spacious design, walk-in robe, and ensuite with premium finishes.
- Functional Layout:** • Laundry with built-in cabinetry and direct access to the side garden.
- Generously designed open plan living area** with timber effect flooring.
- Masterpiece Kitchen:** • Central island bench for casual dining and entertaining.
- Extensive cabinetry,** freestanding 900mm oven, and stone benchtops.
- Outdoor Living:** • Paved area under the main roof for alfresco dining.
- Artificial lawn** for minimal upkeep.
- Feature rear fencing** for privacy from the parkland neighbours.
- Energy Efficiency:** • 3.3kW inverter solar panel system for sustainable and cost-effective energy.
- Smart Home Features:** • iZone system with ten years warranty (from 2020), offers intelligent climate control for personalized air conditioning adjustments.
- Customizable smart lighting** for the perfect ambiance.
- Smart garage door system** for remote monitoring and control, enhancing security and convenience.
- Premium Coastal Living:** • Shining example of premium coastal living.
- Prime Location:** • Located in the popular coastal haven of Golden Bay.
- Proximity to schools, shopping, and sensational sandy beaches.**
- Parkland as your backyard,** providing recreational facilities and easy access to beaches and surf breaks.
- Essential Amenities Nearby:** • Local cafes, Secret Harbour Shopping Centre, primary and secondary schooling, train links, and freeway access.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.