

**131 Aurea Boulevard, Golden Bay, WA 6174**

**JW**

**Sold House**

Monday, 14 August 2023

131 Aurea Boulevard, Golden Bay, WA 6174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 225 m2**

**Type: House**



**JACK WORMINGTON**

0895680876

**\$549,000**

What: A contemporary loft style townhouse with 3 bedrooms, 2 bathrooms and secure parking for 2 vehicles. Who: Those seeking a modern beachside abode close to all amenities. Where: Facing parkland and just a few steps to the white sandy beaches and surf breaks beyond. Coastal charm meets modern industrialism in this absolutely magnificent 3 bedroom, 2 bathroom, two story townhouse. The incredible soaring high ceilings, statement lighting and premier positioning just a few short steps from the breathtaking coastline, offer an enviable location for easy care living, and with the popular Sunset Hill Park with its ocean lookout opposite, plus a choice of retail and recreation facilities in all directions, schooling within easy reach and convenient freeway access, this beachside retreat is sure to appeal to an endless array of buyers or investors seeking contemporary coastal living. Its sleek front façade will draw you up to its elevated position and into the fully fenced front yard overlooking the parkland opposite. And upon entering the home you immediately find the two generously spaced minor bedrooms, tucked away with soft carpet under foot and plenty of natural light with the modern bathroom and European style laundry positioned between them to offer both privacy and convenience. From here, the staircase takes you to your mezzanine level, with an open lounge overlooking the central living area below, providing a peaceful retreat with quality hybrid flooring and bordered with glass panelling ensuring you are never far from the action. The master suite delivers complete comfort with a wall of mirrored robes, effective reverse cycle air conditioning and soft carpeting, whilst the large window showcases endless greenspace and breathtaking sunsets directly viewed from your bedroom suite. And completing the upper level is the fully equipped ensuite, with walk-in rain shower, vanity, and WC. Back downstairs, the vast open plan living is an absolute masterpiece, with those two-story ceilings combined with the inbuilt fireplace and hybrid flooring to create a warm and cosy feel, yet without taking away from the ultra-modern industrial vibe that emanates from this entire property. With another reverse cycle air conditioning unit and large sliding doors that seamlessly transition out to the rear yard, the chic kitchen provides an on-trend design with freestanding oven, stylish cabinetry and central island bench creating easy entertaining and another spot to sit and relax. Moving outside, the alfresco offers a quiet retreat away from it all with artificial lawn, retractable shade, and in-built fireplace to ensure complete relaxation and year round use, plus the benefit of an alarm system for peace of mind and a double enclosed garage that is easily accessed from a laneway at the rear all positioned on a prime 225sqm lot. And the reason why this property is your perfect fit? Because this enviable abode combines stylish design with perfect positioning to create the ultimate coastal retreat. 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.