

**14 Ivanhoe Street, Golden Bay, WA 6174**

**Harcourts**

**House For Sale**

Friday, 3 November 2023

14 Ivanhoe Street, Golden Bay, WA 6174

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 885 m2**

**Type: House**



Nola Tully

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## End Date Sale

End Date Sale - All Offers to be presented on or before 5.00pm on Wednesday 22nd November, 2023, unless sold prior. Only two minutes walk from the beach, every aspect of this near new home has been meticulously designed with sophistication and elegance to create a lifestyle of luxury, where you can experience the best of coastal living. Picture book perfect in every way, this impressive four bedroom property is a creative compilation of contemporary finishes with a seamless indoor outdoor flow and all the modern conveniences you could need. Features we love - Near new home with build completion in 2021- Upon entry, the bright and welcoming hallway guides us through the home and into the main living areas- Bathed in natural light, the open floorplan features soaring raked ceilings, vaulted windows and a wood fireplace- The gourmet chefs kitchen includes stone benchtops, 900mm gas cooktop and electric oven, breakfast bar, sink and scullery - Scullery features an Asko dishwasher, dual sink, microwave recess, stone benches and appliance counter - Separate home office with built in cabinetry and shelving - Home theatre with tray feature ceilings, plantation shutters and built in TV storage- The master suite offers the ultimate retreat, featuring designated his and hers walk in robes, plus an open ensuite with dual stone top vanities, frameless glass shower, separate WC and a freestanding bath complemented by a serene garden view - Three spacious bedrooms with built in robes offer plenty of space for play and storage - Activity room for additional play space and toy storage - The well appointed family bathroom includes a wide stone top vanity and a frameless glass walk in shower- Separate powder room - Accessed from the scullery, the laundry includes stone benchtops, overhead cabinetry, hamper storage, linen press and external access - With high raked ceilings adjoining the main living area, the alfresco dining space features centre opening sliding doors to create an effortless flow between indoor and outdoor entertaining areas- Outside you will find an expansive backyard surrounded by a landscape of tranquil greenery and lush lawn, complete with a paved outdoor seating area for a fire pit- Double automatic lockup garage with shoppers entry - Wide side access through secure gates with a paved hardstand, ideal for boat or caravan parking - Additional front driveway parking- Huge powered workshop- Walk in linen closet- High ceilings throughout- Quality window treatments throughout - Bore reticulated lawns and gardens- Ducted reverse cycle air r/c conditioning - NBN ready- 2 minutes walk to the Golden Bay Beach, 4 Minutes walk to Golden Bay Foreshore Playground & BBQ area & 7 minutes walk to Golden Bay Village - 885sqm You are always welcome to contact NOLA TULLY or any of her team if you would like further information regarding this property or would like to organize a personal inspection outside of the home open times.