

**15 Winderie Road, Golden Bay, WA 6174**

*Elders*

**House For Sale**

Wednesday, 13 March 2024

15 Winderie Road, Golden Bay, WA 6174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 360 m2**

**Type: House**



Bianca McKenzie  
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## Offers From \$549,000

Sitting just a few short steps from the fantastic Colour Block Park in coastal Golden Bay you find this executive property, designed with carefree living in mind and with all the little luxuries that ensure absolute comfort, this quality abode offers space, layout and location all rolled into one. The carefully designed floorplan offers a large master suite, two further good sized bedrooms, a home theater room and an open plan hub to the rear with kitchen, dining and living space that leads out to your sheltered alfresco and garden. Set within an increasing popular community, the sensational beaches and ocean are just a quick trip away, along with the local café and specialty shops, while the larger Secret Harbour Shopping Centre with its range of retail and dining options sits just a little further keeping you well stocked with all the essentials, along with a choice of schooling and childcare facilities, seamless transport links with the newly opened Lakelands train station nearby, and easy freeway access. Features of the home include:-- Contemporary master suite at the front of the home, spacious by design with a cooling ceiling fan and reverse cycle air conditioning unit an added benefit, a walk-in robe and ensuite with glass shower enclosure and extended vanity - Two further bedrooms, both with ceiling fans, and plenty of natural light- Central bathroom with bath, shower and vanity with a separate WC- Modern kitchen with quality stainless-steel appliances including a 900mm in-built oven and gas cooktop, ample crisp white cabinetry, a dedicated fridge recess and breakfast bar for seating - Generous open plan family living and dining space, with a recessed TV nook, another effective reverse cycle air conditioning unit and ceiling fan, plus direct access to the lawned gardens and patio - Separate theatre room, with yet another ceiling fan, dual door entry and dark paintwork, perfect for movie viewing - Timber effect flooring to the main living areas, with carpet to the bedrooms and theatre - Downlighting throughout, with quality window coverings - External window shutters and a solar panel system to assist in energy efficiency - Large alfresco area that sits under the main roof, with paving that extends out to wrap around the home- Fully fenced rear yard with lush green lawn - Lawned front garden with a planted border and sleek façade - Double remote garage Built in 2017\*, set on a 360sqm\* block with 141sqm\* of living space, this well-proportioned property was created for flexible, low maintenance living, making it an appealing choice for a wide range of buyers with families, investors, professionals and remote workers all benefitting from its minimal maintenance design and standout location that provides parkland, pristine beaches and absolute convenience to all. Contact Bianca on 0422 864 960 today to arrange your viewing. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.