

**18 Piarri Grove, Golden Bay, WA 6174**

**JW**

**Sold House**

Saturday, 17 February 2024

18 Piarri Grove, Golden Bay, WA 6174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 389 m2**

**Type: House**



**NIKKI DE RIJCKE**

0895680876

**\$660,000**

**What:** A low maintenance corner lot with 3 bedrooms, 2 bathrooms and a secure double garage  
**When:** The laid back coastal dream is calling  
**Where:** Moments from parkland and the ocean, in this increasing popular beachside suburb  
This perfectly proportioned 3 bedroom, 2 bathroom home sits in a corner position, making full use of the 389sqm block size in the heart of coastal Golden Bay. With the ocean a short walk away and fantastic parkland at the end of the road, you are well placed for relaxed living with the family, or primed to enjoy all life's recreational facilities on your doorstep. And with the local shopping centre easily reached and offering a variety of retail and dining facilities, plus schooling, road links and beaches as far as the eye can see, this incredible abode combines quality with convenience for the ultimate in laid back living. Bursting with plant life, the front garden offers a welcoming entrance to the property, with your paved driveway leading to the two car garage and extending past the home to provide a walkway with sheltered portico entry to the inside. The hallway offers a glimpse at the space on offer with its extended length drawing your eye through the home to the open plan living at the rear, with the tonal colour scheme offering a warming feel to the comforting interior. The master suite is found at the front of the property, with soft carpet to the floor, a spacious design, and Hamptons style shutters, with a walk-in robe and contemporary ensuite with dual vanities, a shower enclosure and private WC. Continuing down the tiled hallway you have your theatre room or formal lounge to the right, and generously sized home office on the left, both with plenty of natural light and flexibility in their design allowing for multiple uses. The main living area sits to the rear of the property allowing for seamless access to the alfresco with the kitchen set first, providing quality fittings with an in-built 900mm oven, gas cooktop and rangehood, stone benchtops and plentiful cabinetry including a full height pantry. The living and dining space is generous in size, with more than enough room for friends or family to gather, with ducted air conditioning benefitting the home, and the tiled flooring flowing throughout. To the left a passage takes you to bedrooms 2 and 3, both well-spaced with built-in robes and carpet under foot, with the bathroom and laundry placed at the midway point for total convenience. The bathroom is fully equipped for the children or guests with a bath, shower enclosure and vanity, with the laundry housing the separate WC, plus a linen closet and ample bench space. The alfresco sits under the main roof, with limestone pavers that extend around the entire home offering laundry access to one side and a roller door to the double garage from the other, with the rear of the garden overflowing with colour from the established raised garden beds. And the reason why this property is your perfect fit? Because the flexible floorplan allows for a multitude of arrangements for the family, professional or investor. **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.