

**20 Yaringa Street, Golden Bay, WA 6174**

AQWASUN  
ESTATE AGENTS

**Sold House**

Saturday, 2 September 2023

20 Yaringa Street, Golden Bay, WA 6174

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 834 m2**

**Type: House**



Aaron Rolt  
0895371220



Annette Rolt  
0409489534

**\$775,000**

Team Rolt would like to introduce 20 Yaringa Street, Golden Bay to the market! A stunning property that offers the perfect family-friendly layout, spacious living areas, and attractive features that will make every day feel like a vacation on this large 834 m<sup>2</sup> parcel of land. Situated on a generously sized block, this well-maintained property boasts a seamless flow between the open plan kitchen, dining, family/lounge, and games area - all overlooking the large patio, sparkling below-ground pool, and meticulously manicured gardens. Upon entering, you'll find a home office and carpeted theatre room, perfect for those who value their work-life balance and enjoy movie nights with loved ones. The master bedroom is a true sanctuary, complete with a walk-in robe and ensuite, providing the perfect retreat at the end of a long day. The minor bedrooms are spacious and come equipped with built-in robes, offering ample space for the whole family. The wheelchair-accessible family bathroom ensures comfort for everyone, regardless of mobility. This property comes with a range of additional features, including ducted reverse cycle air conditioning, ensuring year-round comfort, and open-plan living areas that optimize the use of space. The huge paved patio is perfect for entertaining guests or simply enjoying a relaxing evening outdoors. The mature gardens boast fruit trees and veggies, providing a delightful backdrop and adding a touch of nature to your everyday life. For those with a passion for DIY, the high-access double garage with drive-through access to the rear brick workshop offers endless possibilities. The swimming pool, surrounded by glass fencing, offers a safe and enjoyable space, with convenient visibility from the living areas and the entertainment area. The sheltered patio within the pool area, complete with alfresco blinds, extends the entertainment space and ensures year-round enjoyment. Located in Golden Bay, this property is perfectly positioned, with side access via the drive-through garage and well-kept gardens that enhance its street appeal. Don't miss out on this remarkable opportunity! Contact Aaron Rolt at 0406 301 229 or Annette Rolt at 0409 489 534 to schedule an appointment and experience the incredible features and spaciousness of this family paradise at 20 Yaringa Street, Golden Bay. 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.