

**25 Erlistoun Street, Golden Bay, WA 6174**

**House For Sale**

Thursday, 30 November 2023

AQWASUN  
ESTATE AGENTS

25 Erlistoun Street, Golden Bay, WA 6174

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 923 m2**

**Type: House**



Aaron Rolt  
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Annette Rolt  
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## Best Offer Over \$980,000

Team Rolt are proud to introduce this gorgeous 4 bedroom, 2 bathroom two-storey home, perfectly situated on a 923sqm block just a short walk away from the foreshore. If you are after the coastal escape then look no further as this home is ready to move in to and relax and boasts a range of impressive features, including three living areas, a balcony with breathtaking ocean views, a generous 140sqm Alfresco entertaining area, 2.6m high access double garage with 2.4m drive-through to an extra double garage workshop, this residence is designed for luxurious coastal living. This beautiful home features;

**UPSTAIRS-** Balcony with ocean views- Well-appointed kitchen with views of the ocean- Stone benches, 900mm oven with gas cooktop, double fridge/ freezer recess- Meals & sitting area- Theatre room or parents retreat- Master bedroom with double WIR, ensuite & separate toilet- Huge balcony with alfresco blinds which can accommodate an 8 seat table

**GROUND FLOOR-** Three generous-sized secondary bedrooms all with robes- Well-appointed family bathroom- Large laundry with ample storage- Kitchenette bar with stone bench tops for entertaining downstairs- Games room with sliding doors to Alfresco entertaining- Lots of storage throughout

**EXTRA INFO-** Solar power- Neutral décor throughout- Ample off-road parking for caravan, boat, etc- Ducted Reverse cycle air-conditioning- Beautiful elevation to front and rear- Timber decking to the wide verandah and Alfresco area- Insulated and lined outdoor living areas- Water feature to Alfresco- High-access double garage with drive-through access to the large powered workshop- Storeroom- Beautifully landscaped gardens- Bore and reticulation

If you are seeking a coastal escape, look no further. This stunning home is move-in ready, allowing you to unwind and embrace the coastal lifestyle you've been dreaming of. For more information or to schedule a viewing please contact Aaron 0406301229 or Annette 0409489534 today. We look forward to speaking with you. 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 inquiries.