

**28 Wooleen Street, Golden Bay, WA 6174**

**Sold House**

Tuesday, 15 August 2023

AQWASUN  
ESTATE AGENTS

28 Wooleen Street, Golden Bay, WA 6174

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 874 m2**

**Type: House**



Aaron Rolt  
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Annette Rolt  
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## Contact agent

SOLD AS IS, WHERE IS. Perfect opportunity to secure a fantastic 874 sqm block with a brick and tile 3x1 home that boasts side access for a boat or van. If you're looking at buying in the 'Bay' or are after a project on a big block then this could be the home you've been waiting for. This coastal cottage provides the perfect bones for renovation and to make the most of the great location with oodles of yard to enjoy. Property Features include;- Sheltered sunroom at the front of the property.- Spacious front lounge.- Kitchen with gas stove, overlooking the dining area.- Spacious master bedroom with built-in robes. Queen bed for size reference. - Two good-sized family bedrooms. Double bed for size reference. - Bathroom with shower/bath. Separate toilet.- Laundry room - Large enclosed patio plus- Large patio/entertaining area- Single garage with roller door and shopper's entry- Carport- Gated side access to park the boat/caravan/camper trailer.- Bore reticulated gardens.- Garden shed Located in the quiet coastal suburb of Golden Bay and only a short drive to the beach, local parks, skate park, shopping village and Secret Harbour Shopping Centre with local eateries. Positioned halfway between Mandurah and Rockingham with easy access to the freeway and train stations. Call Aaron Rolt on 0406301229 or Annette Rolt on 0409489534 for more information or to arrange an inspection. 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.