

**29 Allatoona Avenue, Golden Bay, WA 6174**

THE AGENCY

**Sold House**

Wednesday, 11 October 2023

29 Allatoona Avenue, Golden Bay, WA 6174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 432 m2**

**Type: House**



Rachel Molini  
0420861500

**\$551,200**

Rachel Molini is proud to present to the market this stunning 3 bedroom home, nestled in the beautiful suburb of Golden Bay. Built in 2016, this home sparkles as if it is still brand new! After being immaculately maintained, this property is now ready for someone else to revel in all of its beauty. Boasting a sophisticated, yet low-maintenance design laid across a 170sqm floorplan, this home will make everyday living both stylish and easy. The home is situated on a desirable elevated corner block, you'll have added privacy and space. With Panasonic reverse cycle air-conditioning will ensure that even the hottest of summer days won't rob you of your comfort. For the energy conscious there's also a 3kw solar power system and Fronius Inverter, promising substantial energy savings. When it comes to culinary excellence, the heart of this home undoubtedly lies in the kitchen. A culinary haven featuring stone bench tops, an under-mount sink, and an array of storage. Complementing this, you'll find a Westinghouse oven and a gas stone top for delightful cooking experiences. Conveniently tucked behind the kitchen is the laundry, offering ample storage space and direct access to the garden and drying area. This space joins seamlessly with the living and dining area, ensuring that the conversation will flow effortlessly when everyone comes together in the evenings. Step outside to the lovely alfresco dining area, which overlooks the low-maintenance backyard. This area is fully fenced, with gated side access, providing a secure spot for storing bikes, kayaks or other outdoor equipment. The master bedroom, strategically placed at the rear, offers a peaceful retreat. While the open-plan theatre room is perfect for family movie nights. The two additional bedrooms come complete with mirrored robes for added convenience. For premium comfort, this home further elevates your living experience with smart lock technology and a ducted vacuum system for a pristine environment. Located in a sought after pocket of Golden Bay, you'll only be moments from an array of parks and playgrounds. Golden Bay Primary School is a short walk from home and you can be in the middle of the Perth CBD in under an hour. All the conveniences of the neighbouring suburb, Secret Harbour, are only a five-minute drive away as well. Rental appraisal \$550 per week This one is not to be missed - contact me today to arrange an inspection and secure your new home! This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out. 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.