

3 Winning App, Golden Bay, WA 6174



House For Sale

Tuesday, 6 February 2024

3 Winning App, Golden Bay, WA 6174

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 480 m2

Type: House



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Buyers Over \$649,000

Coastal Realty WA proudly presents to the market, for the first time, the exquisite property at 3 Winning Approach, Golden Bay. Immerse yourself in the coastal lifestyle with this meticulously designed residence, boasting a versatile floorplan, and premium fittings and fixtures throughout. Ideal for owner-occupiers, this property is nestled in a sought-after pocket of Golden Bay, a short stroll from pristine beaches. The appeal extends beyond the shores, with numerous parks and playgrounds like Shipwreck Cove and the flying fox park. Revel in the open spaces of Rhonda Scarrett Sports Complex, all within a brief walk to Golden Bay Primary and Comet Bay College. For those seeking an investment opportunity, this property checks all the boxes. A spacious family home in a coveted location is poised to deliver the yield you desire. Golden Bay is the ideal investment location with the proximity to the freeways and the train stations at either Warnbro or Lakelends while making the most of the coastal location. Prepare to be enamoured by the thoughtful finishes, including:

- Genuine 5 bedrooms, 2 bathrooms
- 200sqm of living space, with 275sqm under the main roof
- Freshly painted interior
- New, high-quality carpets throughout
- 31-course ceilings in main living areas, with 32-course to the garage
- Luxurious master suite with plantation shutters, double walk-in robes, and an ensuite with quality finishes
- Separate theatre with double door entry
- Versatile 5th bedroom at the front of the home – perfect as a nursery or study
- Open-plan kitchen, dining, and living areas
- Kitchen features an extra-large double fridge recess with plumbing, walk-in pantry, stone benchtops, and quality 900mm appliances, including a dishwasher
- 3 additional bedrooms, each with double robes
- Family bathroom with a bath and quality fittings
- 6.6kw Solar System with a battery-ready inverter and remote monitoring
- NBN FTP with internal smart wiring and ethernet points
- Loft access with ladder and solid timber flooring – offering 30sqm of additional storage
- Ducted reverse cycle air conditioning
- LED downlights throughout
- Exceptional security features, including a 4-camera external system with local storage and remote monitoring
- State-of-the-art alarm system
- Security mesh on all doors and windows

Outside, enjoy the large under-main-roof alfresco area, a 9.8sqm garden shed, and freshly laid turf in the front. The property is pool-ready, with soak wells in place to the front of the property easily design your dream pool. Fully reticulated front and rear gardens complete the exterior. This home is move-in ready, allowing you to simply relish your stunning new home and embrace the coastal lifestyle it offers. Make a better life choice with this exceptional property. Property Code: 302