

**32 Glenburgh Drive, Golden Bay, WA 6174**

**JW**

**House For Sale**

Thursday, 9 May 2024

32 Glenburgh Drive, Golden Bay, WA 6174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



**DENELLE BERNHARDT**

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## Coming Soon

**What:** A 3 bedroom, 2 bathroom home with a two car garage and parkland views  
**Who:** Families, investors, or professionals seeking a convenient location with minimal upkeep required  
**Where:** Opposite extensive parkland and close to all the local amenities in this delightful coastal community  
**Sitting** in an enviable park facing position within the increasingly popular coastal suburb of Golden Bay you find this executively designed property. Offering a contemporary interior, the three bedrooms are all spacious, with the master providing an ensuite bathroom, along with a second centrally placed to service bedrooms 2 and 3. The open plan living, dining and kitchen sits to the rear, offering a smooth transition to your alfresco dining, and with fully fenced gardens to both the front and back, there's plenty of space to entertain in your easy care surrounds. The parkland opposite offers a wealth of green space, with BBQ facilities, play equipment and even a basketball court for your enjoyment, with the beaches and ocean a little further adding to the recreational options available. The fully stocked shopping centre sits nearby, along with a range of dining options, plus freeway access and the newly opened Lakelands train station ensuring an easy commute if required. The front garden is fully fenced, with its stepped entry opening to a slightly elevated position to enjoy your parkland views, with artificial lawn for a low maintenance design and a modern exterior, offering you a glimpse of the premium standard found within. The entry hallway is tiled and draws your eye through to the property to the open plan living at the rear, enhancing the sense of space, with your master suite sitting to the immediate right. Spacious in size and with an outlook to the parkland across the road, the tranquil setting offers all the comfort you could need with soft carpet to the floor, a walk-in robe and fully equipped ensuite with a shower enclosure, vanity, and WC. Bedroom 2 sits opposite, again carpeted, and positioned to the front to take in those views, with a full height sliding door robe for storage. The central bathroom comes next, with a private WC followed by a bath, shower enclosure and vanity, with bedroom 3 nestled beyond enjoying the same comforts of soft carpet and a built-in robe. And sitting opposite is your sizeable laundry, with a built-in linen closet and direct access to the side garden for hanging purposes. The hallway then opens out to your substantial living area, with room for a lounge space, dining area and of course your kitchen, with engineered timber flooring for added benefit, plus plenty of natural light and sliding door access to the alfresco and garden to ensure seamless indoor to outdoor living and entertaining. The kitchen oversees the room, with plentiful cabinetry including a walk-in corner pantry, in-built appliances and a wrap-around benchtop that forms a breakfast bar for casual dining. Moving outside, the under roof alfresco is brick paved and offers a sheltered spot to relax, with lawn to the remainder of the garden, and your double garage accessed via a laneway to the rear, with the driveway in front providing additional parking options. And the reason why this property is your perfect fit? Because this low maintenance home offers easy care living in a convenient and coastal setting.

**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.