

34B Golf Links Road, Middleton Beach, WA 6330



House For Sale

Tuesday, 23 January 2024

34B Golf Links Road, Middleton Beach, WA 6330

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 567 m2

Type: House



Jeremy Stewart

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Offers Above \$900,000

A short stroll from iconic Middleton Beach, this superior home is centrally located for those appreciating the outstanding serenity and attractions of a renowned coastal precinct and one of WA's major tourist destinations. The soothing background sound of waves lapping on the beach lends a rare ambience to the rendered brick and Colorbond home, set back from the road on a 567sqm lot. Enjoying a private site amid attractive gardens with paved pathways and outdoor seating spots, the smart home displays quality appointments and finishing. It incorporates timber windows and doors, Jarrah flooring in the main living space and hallways, and external awnings to some windows complementing the building style. Of the two living areas, one is an air-conditioned, open-plan room comprising a family room, dining space and kitchen, with a wood fire. Double glazed doors lead from here to an impressive lounge, where a gabled ceiling follows the roofline and windows on two walls let in plenty of natural light. Another set of French doors opens onto a covered, paved patio in the fenced back yard. Overlooking the family room is the galley-style kitchen, fitted with a dishwasher and stainless steel Smeg gas stove, and with a walk-in pantry at one end. A hall leads to the three bedrooms. The master has an en suite shower room, a walk-in robe and French doors leading to the patio – the perfect spot for brunch after an ocean swim. The other two bedrooms are doubles, one has a built-in robe and both share the main bathroom with a bath, shower and vanity, and the separate toilet. There's a door into the home from the single garage and additional parking space in the front courtyard. A handy store room or workshop may be accessed from the garage as well as from the back yard. The building complies with the Middleton Beach Tourist Precinct Policy, designed to promote a superior, vibrant beachside area with a diversity of housing, accommodation and facilities for visitors, residents and community members. Its proximity to parks, Lake Seppings rich with birdlife, scenic walk tracks, picturesque natural coastline, golf, bowls, eateries, bars and historic attractions augment the appeal of this property in a prime location just six minutes' drive from town. What you need to know: - Quality-built, rendered brick and Colorbond home - Short walk to Middleton Beach and tourist precinct - Few minutes to town - Private, set back from road, 567sqm lot - Open family room/dining area with air conditioning and wood fire - Generous lounge - Covered, paved patio in fenced back yard - Kitchen with dishwasher, pantry - Master bedroom, en suite shower room, walk-in robe - Two double bedrooms, one with robes - Second bathroom - Laundry and toilet - Single garage, extra parking - Storage shed, rainwater tank - Built 2004 - Green title (not strata) - Potential rental at \$675 - \$700 per week - Council rates \$2,685.49 - Water rates \$1,488.73