

**35 Trade Winds Drive, Safety Bay, WA 6169**

**Professionals**

**Sold House**

Thursday, 16 November 2023

35 Trade Winds Drive, Safety Bay, WA 6169

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 702 m2**

**Type: House**



Giles New

0426277914

**\$626,000**

With its multiple living areas and versatile floorplan, you have on offer a home ready to suit your family's individual needs, with either 3 bedrooms plus a study, or a 4 bedroom home positioned perfectly on a 702sqm corner block, with gated side access, a tandem drive through garage and a light and bright interior to suit a range of family arrangements. The home itself provides 186sqm of living space, carefully maintained or updated to offer a huge master suite with retreat, up to 3 further bedrooms, a spacious formal lounge with bar area, open plan kitchen and dining and an oversized family room that leads out to the alfresco and rear gardens. Its corner positioning allows for a grand sense of space, with its location a quick stroll from your choice of parkland, with lakes, BBQ facilities and play equipment all available, plus a range of shopping facilities with the local IGA nearby and the fully equipped Waikiki Shopping Village just a little further. Then you have both primary and secondary schooling, public transport links and not forgetting the sensational coastline and endless recreational opportunities that come with it all within easy reach. Features of the home include:- Generous master suite at the front of the home, with its own private retreat or study area, perfect as a sanctuary for the parents at the end of the day, with double full height built-in robes, and an ensuite with vanity, shower and WC- Two further good-sized bedrooms, both with carpeted flooring, built-in robes and one with a desk space- Study or 4th bedroom, with timber effect flooring and direct garden access via sliding doors- Family bathroom with bath, extended vanity and shower, plus a private WC with dedicated vanity- Spacious laundry tucked behind the kitchen, with plenty of in-built cupboard space and sliding door access to the alfresco- Updated kitchen with an in-built dual wall oven, electric cooktop, extensive cabinetry, with plenty of bench space including a sweeping breakfast bar offering another spot to dine- Open plan family meals overlooking the kitchen, with a warming wood fire for year-round comfort- Formal living area to the front of the home, with timber effect flooring, a built-in bar and a split system air conditioning unit for your well-being- Dedicated family room to the rear, with feature shiplap wall and floating cabinetry, plus direct access to both the gardens and alfresco, perfect for entertaining- Entry foyer with storage to the hallway- Substantial undercover alfresco area, with paving that extends across the rear of the yard offering multiple areas to relax or entertain- Lawned garden to the side, fully fenced for the children or pets with a bore for ease of upkeep throughout and gated side access for additional parking of the boat or caravan- Large lawned gardens to the front of the home- Sizeable, enclosed entry with feature skylight, in-built planter and another spot to sit and relax- Tandem garage with parking for two vehicles, with roller doors to the front and back and drive through access

Built in the early 1980's, this superb property promises a multitude of flexible living options that all flow out to the alfresco and gardens, allowing for easy indoor to outdoor living, and all positioned just moments from your daily essentials, meaning this home will offer a wide appeal to a variety of buyers ensuring it a must view. Contact Giles New today on 0426 277 914 to arrange your viewing. 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.