

39 Winderie Road, Golden Bay, WA 6174

THE AGENCY

House For Sale

Saturday, 16 December 2023

39 Winderie Road, Golden Bay, WA 6174

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 225 m2

Type: House



Rachel Molini
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Offers From \$445,000

Rachel Molini proudly presents to you 39 Winderie Road, Golden Bay>Welcome to a low-maintenance and modern home on a 225sqm block in the highly desired beachside suburb. With three bedrooms, modern finishes throughout and located in one to the fastest growing suburbs, this could be the home or investment you've been searching for. This is a fabulous first home, down-sizer, lockup and leave or investment property for the astute buyer.You will live a life of ease, comfort and convenience thanks to the minimal gardens to maintain and easy-care living spaces. The home is painted with muted colour tones throughout. You'll find quality tiled flooring in the main living areas while the bedrooms have carpet underfoot.The home chef will be impressed by the well-equipped kitchen with stainless steel appliances including a dishwasher, fridge recess as well as a pantry, a gas cooktop and ample storage space. This space overlooks the living and dining room with sliding doors to the alfresco area.The master bedroom features a walk-in robe and ensuite, while bedrooms two and three each have built-in robes. There is double garage with remote control access for secure vehicle parking.A covered outdoor alfresco area adds further appeal, here you can sit back and relax as you look out over your fully fenced backyard. You could leave this backyard space as it is and enjoy its low-maintenance aspect, or you could let your green thumb go wild! Additional features include:- Block: 225sqm- Living: 95sqm- Built: 2017- 3 bedrooms- 2 bathrooms- Theatre room - Potential Rent:TBC- Reverse cycle ducted air conditioning- Gas Hot Water- Council Rates \$1835 pa approx- Water Rates \$945.00 pa approx- Rental Appraisal \$550.00 per weekThe great location means that you are within easy reach of a great selection of schools, as well as local parks, and the beach which is a short drive away. Cafés, shops, gym's and dining options are a short drive away, and those who commute to the city for work can be in the CBD in approximately 45 minutes.With so many amazing attributes, the best way to appreciate this home is to see it for yourself. Don't miss this rare opportunity. This beautiful home won't be around for long! Call Rachel Molini on 0420 861500 to arrange an inspectionThis 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.