

44 Blue Fin Drive, Golden Bay, WA 6174

House For Sale

Friday, 8 March 2024

AQWASUN
ESTATE AGENTS

44 Blue Fin Drive, Golden Bay, WA 6174

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 810 m2

Type: House



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Annette Rolt
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From \$699,000

Are you ready to restore this diamond in the rough? This two-storey home has oodles of scope for the discerning buyer. Situated at the apex of a hill, this property offers fantastic views across Golden Bay to the ocean and sits on an 810sqm block located less than 1 km from Golden Bay's beautiful beaches. This home is the perfect canvas for someone seeking to revitalize and restore it into something special. Built in the 80s, this solidly constructed home presents an incredible proposition for astute buyers and renovators. The ample off-road parking can accommodate up to six cars, including the double garage, which conveniently provides access to the rear of the property. The expansive gardens, mostly laid to lawn, offer a blank canvas awaiting your personal touch. External stairs take you up to the large balcony boasting stunning tree top views to the ocean. Here you will find sliding doors to the main open plan living space with spacious kitchen, meals, family area that lead to the rear activity space that has stunning ocean views and rear staircase to the back garden. There is a generously proportioned master bedroom with sliding doors to the balcony as well as two further bedrooms and a large family bathroom. The lower level may be potentially transformed into a Granny Flat (subject to shire approval) as the current owners have utilized this space by adding a kitchenette to the laundry area, and also divided the workshop and storeroom into three separate areas currently used as a bedroom with shower and separate wc, storage room and entertaining space. The large block provides ample space and the location is ideal for those seeking a sea change while still maintaining easy access to the freeway and Perth. Experience pristine beaches just moments away, where you can partake in fishing, swimming, and surfing. The nearby cities of Mandurah and Rockingham offer fantastic shopping and dining options, while Secret Harbour and Meadow Springs boast exceptional golf courses. Conveniently located close to parks, lakes, schools, and transport, this home has plenty to offer. Additional features include a split system air conditioning unit, and gas hot water system. Extra Information: NBN connected Council Rates: (approx.) \$2300pa Water Rates (approx.): \$300pa The property is on a septic system as deep sewer is not available. To find out more please contact Aaron on 0406301229 or Annette on 0409489534 to arrange an inspection, we look forward to hearing from you. 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.