

**48 Allatoona Avenue, Golden Bay, WA 6174**

Mandurah

**Sold House**

Monday, 6 November 2023

48 Allatoona Avenue, Golden Bay, WA 6174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Dani Rogliano  
0895819999



Bree Thompson  
0895819999

**\$580,000**

Bree and Dani from Harcourts Mandurah are thrilled to welcome this sensational property at 48 Allatoona Avenue, Golden Bay to the sales market. On offer for the first time since it was built, this 2016 home is now ready for its next owner to call it home. As you pull up to the property you are greeted with a neat and tidy frontage with artificial turf, garden bed and an extra wide driveway that paves the way to the double gated side access, providing rear parking for a camper trailer or a boat, and additional parking to the front of the home for an extra vehicle, great for those with teenagers or parents. The wide welcoming entry sets the tone for what lies within... wide entry hall, high ceilings and easy-care tiled home. The kitchen is in the heart of the home, contemporary with white tones, 900mm stainless steel appliances, 5-burner gas cooktop, rangehood, double fridge recess, walk-in pantry and a breakfast nook. The kitchen overlooks the open plan living and dining area which integrates seamlessly with the outdoor entertaining space. Separate theatre room with double door entry (appears to be a bedroom in the photos). King sized master suite located at the rear of the home benefits from a glass sliding door providing access to the outdoor alfresco area, also complete with a walk-in wardrobe and private ensuite with double vanity, shower with glass screens and a separate toilet. Queen sized bedrooms with built-in wardrobes are serviced by the family bathroom with bath for the kids, glass screens to the shower, vanity and separate toilet. The outdoor alfresco area is complete with café blinds. Property Features Include: • Split system air-conditioning • Solar power panels • Side access • High clearance double garage • Reticulation • Downlights

Located in a sought-after pocket of Golden Bay, you'll only be moments from an array of parks and playgrounds. Golden Bay Primary School and the Comet Bay Primary and High Schools are only a short walk from the home and you can be in the middle of the Perth CBD in under an hour. All the conveniences of the neighbouring suburb, Secret Harbour, are only a few minutes down the road with the Shopping Centre, Local Pubs and eateries just a hop, skip and a jump away. Not to mention the glistening Golden Bay Shoreline provides the perfect oasis for afterschool and weekend fun. For more information on the fantastic home, contact Selling Agents Bree Thompson 0429 914 784 or Dani Rogliano 0404 664 184 today! This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.