

# 5 Guarnard Road, Golden Bay, WA 6174

ACTON

belle  
PROPERTY

## Sold House

Tuesday, 19 March 2024

5 Guarnard Road, Golden Bay, WA 6174

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 809 m2

Type: House



Brody Harris  
0895502000



Emma Pinington  
0895502000

**\$630,000**

Elevated ocean aspect + room for a shed/pool. Brody & Emma from Team Harris invite you to this incredible coastal investment option fit for an astute buyer. An opportunity unlike any other, allowing you to secure the perfect tenant immediately with the owner keen to lease back the property after sale. Perched atop a hill, this elevated property offers stunning ocean vistas right from your backyard. Situated just steps away from a park and a leisurely 1km stroll to the beach, this residence presents a lifestyle of coastal bliss. Featuring expansive open living spaces basking in natural light and complemented by soaring high ceilings, a tastefully updated kitchen, spacious lounge, dining and an enormous games room, this home is designed for entertainment. The outdoor deck adjoins the main living zone for seamless indoor/outdoor integration, forming the perfect setting to host any gathering with glimpses of the ocean, and overlooking the sizable backyard with plenty of room to add a shed or swimming pool. Providing ample parking solutions with a high double garage adjoining a brick workshop/studio with potential to create drive-through access to utilise as a third garage, plus plenty of additional open space to the front of the property. This property is not only a savvy investment opportunity but also an ideal fit for a growing family. With vast potential for further renovation or additions, there's room to prosper and customize according to your needs. Conveniently located near the beach, shops, cafes, schools, and transportation, with Mandurah CBD just a short 15-minute drive away, this home offers both convenience and coastal charm. Distinctive features:

- Expansive 809sqm lot hosting 3 bedroom, 2 bathroom floorplan
- Ideal parking with high double garage adjoining brick workshop/studio with potential to create drive-through access as a third garage
- Sun-soaked interior basking in natural light and complemented by high ceilings
- Multiple spacious living areas including open kitchen/dining
- Spacious lounge and huge games rooms
- Impressive decked entertaining area with ocean glimpses
- Generous bedrooms and neutral bathrooms
- Updated kitchen, flooring, downlights and freshly painted throughout
- Brand new colourbond roof and fencing, landscaping with vege patch
- Ducted evaporative air conditioning + solar power for efficient energy consumption
- Ideal investment option to secure the perfect tenant, with the current owner looking to lease back after sale
- Savvy coastal opportunity with plenty of scope for further growth
- Family-friendly location nearby beach, parks, schools, shops, golf course, transport, freeway onramp and 15 minutes to Mandurah CBD
- Approximate rental appraisal: \$550-600 per week

Approximate outgoings:

- Council rates: \$1,830 per annum
- Water rates: \$275 per annum

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