

**71 Kingscliff Drive, Golden Bay, WA 6174**

*Elders*

**Sold House**

Wednesday, 25 October 2023

71 Kingscliff Drive, Golden Bay, WA 6174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 425 m2**

**Type: House**



Tony Ansara  
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## Contact agent

Modern, Stylish and Very Low Maintenance 3x2 Situated in a Popular Pocket of Golden Bay! Set amongst other quality properties in the fast-growing beachside suburb of Golden Bay, this easy to maintain residence is perfect for first home buyers, investors or those looking to down-size. Designed with practicality and low maintenance living in mind, this stylish home features 3 large bedrooms, 2 modern bathrooms, quality kitchen with stainless-steel appliances, stone benchtops plus heaps of bench and storage space, large open plan living area, theatre room, and private alfresco dining. Additional features include ducted reverse cycle air-conditioning and ceiling fans for temperature control, security screen doors and double car enclosed garage for secure parking. Ideally located close to beautiful parklands, transport routes, quality schooling, local shopping facilities and the pristine beaches of Golden Bay. Call Tony Ansara anytime on 0410 107 787 for questions or queries or to book a viewing. Facetime viewings are also available. Property Features Year built 2016 Lot size 425m<sup>2</sup>\* 3 Bedrooms (Master bedroom with ceiling fan, ensuite and walk-in robe, Minor bedrooms with ceiling fans and mirrored sliding robes) 2 Bathrooms Quality kitchen with stone bench tops, stainless-steel appliances, quality fixtures and fittings and ample storage Open plan living design Theatre room Laundry with linen closet Ducted reverse cycle air-conditioning Security screen doors Alfresco dining with ceiling fan Instant gas hot water system Double car enclosed garage with shopper's entry Location Features Carlinda Parkway Park 270m\* Golden Bay Sunset Hill Park 350m\* Daniel Kelly Skate Park 450m\* Nearest bus stop (Warnbro Sound Ave After Aurea Blvd) 650m\* Local amenities (Convenience store, takeaway) 800m\* Golden Bay Medical Centre 900m\* Golden Bay Shopping Village 950m\* Golden Bay's Shipwreck Cove Playground 1.2km\* Golden Bay Foreshore 1.2km\* Secret Harbour Square (Local Shopping Centre) 2.7km\* Lakelands Train Station 8.6km\* Perth 63.1km\* Schools Golden Bay Primary School 1.1km\* Comet Bay Primary School 2.6km\* Secret Harbour Primary School 2.9km\* Singleton Primary School 2.9km\* Comet Bay College 1.6km\* Coastal Lakes College 7km\* Mandurah Baptist College 8.1km\* The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.