

93 Noreena Avenue, Golden Bay, WA 6174



House For Sale

Thursday, 13 June 2024

93 Noreena Avenue, Golden Bay, WA 6174

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 503 m2

Type: House



Svetlana Suleska
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Under Offer

This fabulous modern home in sought after coastal suburb of Golden Bay is stylish and ideal for a growing family. Large entrance hallway, high ceilings, led downlights and contemporary fresh neutral colour palette with quality décor. The floor plan flow throughout this family home is practical and impressive. The open plan area is the central heart of the home. Encompassing family, meals and kitchen area, this room is expansive, with high ceilings and filled with natural light. A well-appointed kitchen, equipped with stone bench tops and breakfast bar, 900mm gas cook top and electric oven, dishwasher, fridge recess with water plumbed and a powered walk-in pantry. Theatre room is large, and an excellent breakaway room for relaxing and enjoying movie nights. King size master bedroom with dual walk-in robes and a private, modern ensuite boasting a large shower wet room, double vanity with under bench storage and toilet. In the rear wing of home, you will find three queen sized bedrooms all with carpet and built in robes. They are conveniently located near the large laundry room and family bathroom, with stunning freestanding deep bath to relax after a long day, glass shower, vanity with additional storage and separate toilet. Property features: - Theatre room - Kitchen boasts stone bench tops, 900mm appliances, walk in pantry and dishwasher - Laundry room with sliding door to outside clothesline & plenty of storage options - Quality tile flooring through main living areas, carpet to all bedrooms and theatre - Height ceiling and LED downlights - Double garage with high clearance and extra width ideal for workbenches. - Rear Access - for a caravan, boat or future shed - Ducted reverse cycle air conditioning - Solar panels for economic power consumption - Low maintenance gardens to front and rear of home - Block: 503sqm - Living: 185sqm - Built: 2020 - Potential rental return: \$700-\$720/week The open plan living seamlessly adjoins the fully paved alfresco area via a glass sliding door. The alfresco has provisions for a future full outdoor kitchen, as the plumbing, gas and power are all installed. This area can be used all year round and overlooks the rear yard, with lush green lawn. Close to the beach, schools, transport, and local cafes. Disclaimer: This property description has been prepared for advertising and marketing purposes only. The information provided is believed to be reliable and accurate. Buyers are encouraged to make their own independent due diligence investigations / enquiries and rely on their own personal judgement regarding the information provided. Opal Realty provide this information without any express or implied warranty as to its accuracy or currency.