

**97 Thundelarra Drive, Golden Bay, WA 6174**

**Harcourts**

**House For Sale**

Saturday, 28 October 2023

97 Thundelarra Drive, Golden Bay, WA 6174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 441 m2**

**Type: House**



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**From \$569,000**

It is my absolute pleasure to present 97 Thundelarra Drive to the market. Perfectly maintained and beautifully presented, this stunning property also comes with a very impressive list of Bonus Extras already in place (listed below). Featuring 3 bedrooms, 2 bathrooms, a study/nursery, theatre/lounge, generous family and dining zone, amazing kitchen, laundry with huge storage options, and an expansive outdoor entertainment area featuring adjoining alfresco and app 16m long patio/pergola. There is also a sizable secure cat run and rear entry double garage with workbench/storage alcove and extremely low maintenance gardens. And the cherry on top – 97 Thundelarra Drive has amazing connectivity (details listed below). Featuring contemporary decor throughout, amazing connectivity features and with no extra investment necessary, 97 Thundelarra Drive has it all already. It would make an ideal 'First Home Buyer' entry level property that would more than adequately serve the new owners for many years to come. Alternatively it would be an easy 'Lock & Leave' for FIFO workers or 'Empty Nesters' who want to downsize to a low maintenance property but still have the room to entertain family and friends comfortably or to be able to take off periodically on worry free breaks. Because of its central and ultra convenient location, 97 Thundelarra Drive would also be a prudent and profitable addition to any investment portfolio. (Current rental appraisal is available on request)

**Bonus Features:**

- Daikin Ducted Reverse Cycle Air Conditioner to all living areas
- Sola Panels – 5 kw Inverter
- New Overhead Cabinetry to Study, Bedroom 3 + Laundry
- New Dishwasher
- New Crim-safe Security Doors to all sliding Doors
- New pull down blinds to ensuite, kitchen splash back windows and WC
- New ceiling fans to the master bedroom and theatre
- Freshly painted interior

**NBN Connection Features Of The Home:**

- Enter from a secure fenced and gated front garden to portico and through security door to the entrance hallway.
- Theatre - is located at the front of the home and overlooks the front garden
- Dining + Family Area - is open plan to the kitchen and includes a TV point. Multiple full length windows overlook the side covered garden and outdoor entertainment area. The entire space is filled with natural light and pleasing views to the greenery of the outdoor area. The dining area opens to the alfresco area enabling an easy indoor/outdoor flow.
- Kitchen - is highlighted by two splash back windows, allowing even more natural light and views to a fence shelf pot garden. Featuring stainless appliances – 900 under bench fan forced electric oven, 900 - 5 burner gas hob and 900 rangehood. There is also a dishwasher, triple pantry, fridge recess, microwave shelf, feature steel shelving and ample cabinetry, stone benchtops and a breakfast bar. Shoppers entrance access to the laundry and strait through to the garage.
- Master Bedroom - is King sized and overlooks the side garden. It includes a ceiling fan and twin His + Hers walk in robes
- Ensuite - Features a double vanity with double storage, double shower and separate WC
- Study/Nursery - is situated at the front of the home next to the master bedroom. Overlooking the front and side gardens, it has plenty of natural light, it features new overhead storage cupboards
- Bedrooms 2 + 3 - are both queen sized and feature double mirrored robes. Bedroom 3 includes 4 new overhead storage cupboards
- Bathroom - features a separate shower, bath, vanity with storage. Separate WC
- Linen Cupboard - a large double linen cupboard is located close to the bathroom and minor bedrooms
- Laundry - is situated at the rear of the home between the garage and the kitchen providing a passageway from the garage to the home. Featuring plenty of under bench and new above bench cabinetry, it also includes a very generous sized walk in storage + utility cupboard. There is access to the side cat run and clothes line

**Outdoor Features:**

- Garage - rear access secure double garage with generous 3.490m long workbench or storage alcove and auto sectional door. There is also a shoppers entry through the laundry directly through to the kitchen
- Cat Run - is secure, features astro turf and runs the full length of the home. A cat door is provided to the laundry door
- Alfresco - is paved and includes double outdoor power points and café blind
- Patio + Pergola - a colour bond structure adjoins the alfresco and runs app 16 metres along the side of the home towards the front - with a width of app 3.1 metres. It features astro turf and cafe blind and provides a vastly expanded and visually pleasing covered outdoor entertainment area.
- Rear + Front Gardens - the front garden is fenced and gated and both front and back gardens feature astro turf and small border gardens.

**Locations:** 97 Thundelarra Drive is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions. Many are within walking easy distance

- Hearts + Minds Early Learning - 2 minute walk
- Great Beginnings - 2 minute walk
- Little Owls pre-kindy - 2 minute drive
- Nindo Early School - 3 minute drive
- Golden Bay Primary School - 2 minute drive
- Comet Bay Primary School - 3 minute drive
- Secret Harbour Primary School - 3 minute drive
- Comet Bay College - 7-12 - 2 minute drive
- Montessori School Port Kennedy - 7 minute drive
- Secret Harbour Shopping Centre - 3 minute drive
- 7-11 - 1 minute drive
- Golden Bay Shopping Village - 3 minute drive
- Secret Harbour Golf Club - 4 minute drive
- Golden Bays

Foreshore Playground - 3 minute drive-☐Shipwreck Cove Wonderland (on the Beach) - 3 minute drive-☐Beach + Foreshore - 3 minute With its prime and very convenient location, extensive list of bonus extra, expansive outdoor entertainment areas, its tasteful contemporary decor and high level of presentation – it is expected that 97 Thundelarra Drive will create a lot of interest in the marketplace. To avoid disappointment, put it at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own' You are always welcome to contact “Peter Padovan – 0414 985 256” if you would like further information regarding the very impressive property.