

98 Aurea Boulevard, Golden Bay, WA 6174



House For Sale

Friday, 17 May 2024

98 Aurea Boulevard, Golden Bay, WA 6174

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 428 m2

Type: House



Jackie Newman
0895249899

Fr \$599,000

Experience that desirable modern living lifestyle but without the compromises, with this contemporary, fresh & unique home, which is guaranteed to impress. Opal Realty are proud to present to market number 98 Aurea Boulevard in beautiful, beachside Golden Bay. Set on a generous 428m elevated block, this delightful 3x2 property, offers 160sqm of modern, easy-care living, with those little extra touches, everybody wants. Conveniently located in a family-friendly pocket, close to all amenities, this stylish property is just waiting for you to move in and enjoy, without the stress of building or the need to renovate. Immaculately presented and thoughtfully designed, the unique layout has been cleverly considered to maximise functionality & comfort, offering on-trend styling & modern tones throughout. Without a doubt, the stunning & spacious contemporary kitchen is a total standout, adding that extra touch of class. An outstanding space, it boasts abundant storage, extensive & beautiful stone benchtops, an eye-catching, fully tiled splashback, stainless steel appliances and as the cherry on top, a fabulous scullery complete with an enormous built-in pantry. Multiple living spaces are light-filled & well-proportioned and include the open-plan family/dining zone which flows seamlessly out onto the rear alfresco and a formal lounge/theatre to the front providing options & versatility to suit your family's ever-changing needs. Genuinely sizeable bedrooms complete this comfortable home and take it to that next level. The magnificent master-suite certainly delivers the perfect, luxurious retreat boasting a modern, resort styled wet-area ensuite, along with an enviably large dressing room/walk-in robe space. While the two further minor bedrooms, located in the rear wing, each offer fantastic queen-size proportions & either a built-in or second walk-in robe for storage. Serviced by the modern family bathroom, they deliver good separation from the Master and exceptional private comfort for the rest of family to enjoy. Stepping outside, and the pleasant alfresco is both private & protected, offering the perfect spot to kick back & relax or to welcome family & friends. The clever positioning of the home has also delivered a surprising & rare amount of outdoor space to enjoy, so there is plenty of room for the kids to play or the dogs to run. Laid with artificial lawn & dripper reticulated garden beds to continue the low-maintenance theme, it presents well and is extremely neat & tidy. Built in 2015, this attractive, well-maintained property also benefits from split-system air-conditioning for year-round comfort, quality mesh security screens & secure rear access via a laneway double garage for peace of mind and artificial lawns & dripper reticulated garden beds for easy-care maintenance. Freshly painted and with new flooring & window treatments, this immaculate, move-in ready, modern stunner is guaranteed to impress and sure to deliver that enviable modern lifestyle option. An absolute must-see, from first-time buyers taking their initial step into the market, to down-sizers wanting quality, low-maintenance with lock & leave capabilities or even investors looking for solid, long-term returns, this crisp, fresh offering should be top of your list. Be quick, as this one is sure to sell on first inspection. Contact Jackie Newman on 0405 750 768 for details & viewing arrangements.

Property Feature Summary

- Attractive 3x2 property, in family friendly, convenient location.
- Built 2015.
- Set on 428sqm low-maintenance, elevated block with gated & fenced frontage.
- Offering 160sqm of spacious family living.
- Immaculate, modern interiors. Functional layout & well-considered design.
- Freshly painted, new flooring & window treatments.
- Split-system Air-Conditioning.
- Contemporary kitchen with abundant storage, stone benchtops, stainless-steel appliances & enviable scullery complete with built in pantry.
- Light-filled open-plan living incorporating family & dining.
- Generous separate formal living/theatre room.
- Stylish Master with large WIR/dressing area.
- Resort style wet area ensuite.
- Queen-size minor bedrooms with built-in/or walk-in robe.
- Modern family bathroom
- Laundry with trough & linen cupboard.
- Quality mesh security screens
- Rear laneway accessed, freestanding double garage.
- Artificial lawns to rear & side, with plenty of space for kids to play or dogs to run.
- Dripper reticulated garden beds.
- Close to schools, parks, transport links, shops & beaches.

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.