

# 10 Memory Court, Golden Bay, WA 6174

## House For Sale

Saturday, 29 June 2024

10 Memory Court, Golden Bay, WA 6174

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 503 m2

Type: House



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## Offers From \$745,000

Rachel Molini is proud to present to you 10 Memory Court, Golden Bay. Modern, sophisticated, and brimming with high-quality finishes, this home truly offers the ultimate in both style and functionality. Custom built in 2021 by Ideal Homes, this property is waiting for its new owners to settle in and enjoy it in all its charm. The four-bedroom home is situated on a 503sqm block and offers 208sqm of living space, providing plenty of room for everyone to spread out and relax. With its open-plan layout and fantastic outdoor living space, it's the perfect family entertainer. The heart of the home is the large, open-plan kitchen, living, and dining area. Step through the wide sliding glass doors and move outside to the covered alfresco where endless hours of open-air entertainment are ready to be enjoyed. This space overlooks the neat backyard, which is fully fenced, allowing kids and four-legged friends to play in complete safety. Just imagine the barbecues you could host here! Back inside, the kitchen is a delight! With stone benchtops, 900ml stainless-steel gas cooktop and oven, a true walk in pantry along with a large island breakfast bar perfect for casual meals. For when you want to snuggle up in front of a good movie or just have another space to kick back and relax, the theatre room is ideal. With its sunken floor, it adds an extra touch of luxury to the home. The large bedrooms are a highlight, with the Master Bedroom boasting a large walk-in robe and double vanity in the ensuite. Both the ensuite and family bathroom feature hobless showers. In addition to all these incredible features, this home benefits from wifi enabled, 3phase Samsung ducted reverse-cycle air conditioning for year-round comfort. The attic (approx. 3.4m x 6.6m) provides additional storage space, and the large garage (6.1m x 6.3m) with high 31c clearance can accommodate utes/roof racks and includes space for a side workbench. The property is well-equipped for modern living with a FTTP NBN connection, multiple Cat 6 Ethernet connections, and wiring ready to support a home camera/surveillance system. The bedrooms have spare conduit and wall plates for future ethernet connections. Additionally, the home has 5 external double power points, 3 taps, and a fully irrigated front and rear garden with a WiFi-enabled Hydrowise multizone controller. Additional features:- Side access- (6.1m x 6.3m) Garage with additional space for a side workbench and high 31c clearance to accommodate utes/roof racks-3 Phase Power- Gas Point in the Alfresco- 900mm Oven and 5 Burner Gas Cooktop- FTTP NBN Connection- 5 External Double Power Points and 3 Taps- Fully irrigated front and rear garden with WiFi enabled Hydrowise multizone controller Golden Bay is renowned for its stunning coastline and vibrant community atmosphere. Residents enjoy leisurely strolls along the pristine beaches and take advantage of the nearby parks and recreational facilities. The suburb is also conveniently located close to essential amenities, ensuring that everything you need is within easy reach. Be quick to secure this gorgeous home – it won't last on the market for long! Don't miss the chance to embrace the coastal lifestyle you've always dreamed of. Call Rachel Molini on 0420 861500 to arrange your inspection. Your coastal retreat awaits! This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at the Openn App/Website Contact the sales agent IMMEDIATELY to avoid missing out. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.