

**35 Harding Way, Bulgarra, WA, 6714**



**House For Sale**

Friday, 30 August 2024

35 Harding Way, Bulgarra, WA, 6714

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Jordan James

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## Hard to beat!

On-site Auction 35 Harding Way, Bulgarra, at 6pm Thursday, 12 September 2024

Deposit \$25,000 payable at the fall of the hammer

Settlement 25 October, 2024.

### What we love?

Nestled coast-side and just a short stroll from the back beach, the outside of this immaculately kept hideaway boasts a fantastic calming colour palette.

Wide windows across the frontage allow a view to the front lawn and mature trees, and the 13.5KW solar power is a fabulous addition to what's already an impressive family home.

Access through electric gates provides security for both the home and the huge, covered boat port, and there's an abundance of parking for any other vehicles, including a useful carport.

For workshop enthusiasts, check out the large shed which is complete with sliding door, a workbench, shelving and its own air conditioning – every handy person's dream!

Head on around to the rear where the shade sailed pool sits serenely amongst cobbles, the perfect spot to enjoy your leisure time.

There's a huge gabled alfresco area with recessed downlights and fans so family and guests can soak up balmy evenings both summer and winter in this enviable space.

### Pet lovers?

Fill the aviary with your favourite feathered friends, and pop a chicken, a rabbit or guinea pigs into the hutch – your kids will love you for it, and for the space they have to frolic around in!

Internally, this 4 bedroomed, 1 bathroom home also hosts a study/home office, ideal for those needing a quiet place to get things done.

The living areas have tiled flooring for easy clean-up, while the bedrooms all feature warm, timber-look flooring to give that touch of luxury and serenity.

Each has built-in wardrobes, while the size of the master affords enough wall space for double sets of windows.

They say the kitchen is the heart of any home, and this couldn't be more true here.

With modern cabinetry, a dishwasher and a quality super-sized oven with rangehood, any cook will feel inspired.

The free-standing open-shelf unit adds an extra dimension, also doubling as a handy breakfast bar and adjoining a cosy nook with room for a small table.

For more formal dining, the generously sized living/family room has enough space for the largest of tables, along with comfortable seating and the biggest of televisions. It's light-filled and airy, with ranchsliders leading out to the semi-enclosed front porch where you can enjoy an early morning coffee while watching the world go by.

The well-planned bathroom has a modern vanity with storage and a mirrored wall cabinet, and tiling surrounds the bath and shower that every family needs.

No home's complete without a laundry that has a full-length cupboard and overhead storage – this one has it in spades!

It's obvious that practicality and aesthetics abound in equal measure in a well-tended home to be proud of.

Fancy a softener to deal with the harsh Karratha water?

Big tick, you've got one here that services the whole house!

With a location close to the Karratha Country Club and Butler Reserve, you couldn't ask for more....

### What to know?

Block size: 801m<sup>2</sup>

House size: 144m<sup>2</sup>

Built: 1978

Council rates: \$2880.00 approx

Water rates: \$1,126.92

AUCTION ON-SITE 6PM, THURSDAY 12 SEPTEMBER

Who to talk to?

For more information about the property and to register to bid, contact Jordan James on 0458 193 869 or Emily O'Brien on 0477 652 423.