

72 Aurea Boulevard, Golden Bay, WA 6174



House For Sale

Saturday, 29 June 2024

72 Aurea Boulevard, Golden Bay, WA 6174

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 380 m2

Type: House



Katie Clark

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Offers From \$599,000

Set in a sensational corner position, this pristine 380sqm* block faces the impressive Rhonda Scarrott Oval, offering green space as far as the eye can see, with the crystal clear ocean waters just a short stroll away, confirming this as the ideal position for laid back coastal living, with the property itself catering perfectly to families, professionals and investors alike. Fully fenced, the elevated front garden makes full use of its park side positioning, while inside, the property boasts 3 spacious bedrooms and 2 bathrooms, including an ensuite to the master, plus a separate home office, and multiple living areas including an open plan lounge, dining and kitchen, a separate activity area off the minor bedrooms, and a dedicated theatre room, with a courtyard alfresco for outdoor entertaining, and a remote double garage reached via a laneway to the rear. Features of the home include:- Modern kitchen, with contrasting dark cabinetry including both under bench and wall mounted storage, wrap around bench top, in-built stainless steel appliances including an oven, gas cooktop and rangehood, a fridge and microwave recess and an island bench for gathering around- Open plan family living and dining, with tiled flooring, downlighting and plenty of natural light, plus sliding door access to a peaceful courtyard for total relaxation - Theatre room to the front of the home, with soft carpet to the floor and downlighting, with an open design to flow onward to the remainder of the living options - Activity space off the minor bedrooms, perfect as additional living or a play area for the children, with carpeted flooring- Dedicated home office or study, with feature lighting and carpet underfoot - Generous master suite at the front of the home to enjoy those views across the parkland, with carpeted flooring, a large walk-in robe, and ensuite with shower enclosure, vanity and private WC- Two further bedrooms placed towards the rear of the property, both well-spaced with carpet and full height sliding door robes - Central bathroom, with a bath, shower enclosure and vanity, plus separate WC- Sizeable laundry with in-built linen closet and direct access to a drying court - Ducted air conditioning throughout - Sheltered courtyard garden off the main living area for seamless indoor to outdoor living, with paving that wraps around the home - Fully fenced gardens with established greenery - Double remote garage accessed via a laneway to the rear, with direct entry into the home Built in 2014, this delightful home sits only a quick stroll from the white sandy beaches and surf breaks beyond, confirming it as a prime position for easy care coastal living, with a range of parkland in all directions, including the vast offering directly opposite, along with multiple playgrounds, the local skate park, BBQ facilities and greenspace. For schooling, you have childcare, primary and secondary options within walking distance, and for your shopping needs, the fully stocked Secret Harbour Shopping Centre sits nearby, with a range of retail and dining options to suit your needs. And finally, the newly opened Lakelands train station is easily reached, giving access to the CBD in under 50 minutes, with freeway, bus and road links all positioned close by, making this the ideal location for seekers of coastal convenience. Contact Katie Clark on 0431 816 597 today to arrange your viewing. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.