



4 Arcoona Avenue, GOLDEN BAY, WA 6174

Home Open Sunday, 24th August from 12:00-12:30pm

Fantastic Family Home Set Amongst Other Quality Properties in the Vibrant Beachside Suburb of Golden Bay!

Nestled in a great coastal location and set on a low maintenance 460sqm* block yet generously sized throughout, this neat and stylish residence offers spacious accommodation for a growing family.

Featuring four good sized bedrooms, modern kitchen with 900mm stainless steel appliances and scullery with additional storage space, large open plan living area, separate theatre room with a built-in bar, activity/study area, laundry with plenty of bench space, linen storage, and pet door, and large storage closet.

Outside features a large alfresco entertaining area with a ceiling fan, sparkling below ground swimming pool, grassed area in the backyard, storage shed, Instant gas hot water system, artificial turf in the front yard for easy maintenance, and double car garage that's suitable for higher vehicles, plus a shopper's entry.

Additional features include ducted evaporative air-conditioning , slow combustion

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P183433

SALE DETAILS

End Date Sale - Early to Mid \$800,000's

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**
8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Tony Ansara
0410 107 787

woodfire heater in the living area for the colder winter months, security cameras and security alarm for added peace of mind, and solar panels for energy savings.

Situated in a great family friendly location, close to beautiful parklands, transport routes, quality schooling, local shopping facilities and the pristine beaches of Golden Bay.

Call Tony Ansara anytime with any questions or queries 0410 107 787. A detailed property video is available upon request via What's App.

Property Features

Year built 2016

Lot size 460m2*

4 Bedrooms (Master suite with big walk-in robe and ensuite with double vanities and double walk-in shower, Minor bedrooms with double mirror sliding robes)

2 Bathrooms

Modern kitchen with 900mm stainless steel appliances and scullery with additional storage space

Large open plan living area

Theatre room with recessed ceilings and bar

Activity/Study area

Laundry with plenty of bench space, linen storage, and pet door

Large storage closet

Ducted Evaporative air-conditioning

Slow combustion woodfire heater

20 Solar panels for energy savings

Security cameras

Security alarm

Alfresco entertaining area with ceiling fan

Below ground swimming pool

Storage shed

Grassed area in the backyard

Instant gas hot water system

Artificial turf in the front yard for easy maintenance

Double car garage suitable for higher vehicles, plus a shopper's entry

Location Features

Golden Bay Sunset Hill Park 350m*

Carlinde Parkway Park 400m*

Daniel Kelly Skate Park 500m*

Nearest bus stop (Warnbro Sound Ave After Aurea Blvd) 700m*

Local amenities (Convenience store, takeaway) 800m*

Golden Bay Medical Centre 1km*

Golden Bay Shopping Village 1km*

Golden Bay's Shipwreck Cove Playground 1.2km*

Golden Bay Foreshore 1.2km*

Secret Harbour Square (Local Shopping Centre) 2.3km*

Lakelands Train Station 10.5km*

Warnbro Train Station 12.9km*

Perth 63.7km*

Schools

Golden Bay Primary School 1.1km*

Comet Bay Primary School 2.1km*

Secret Harbour Primary School 2.4km*

Singleton Primary School 3.5km*

Comet Bay College 1.7km*

Coastal Lakes College 7.8km*

Mandurah Baptist College 8.7km*

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.

- Land Area 460.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









