



17 Erlistoun Street, GOLDEN BAY, WA 6174

YOU CAN HAVE IT ALL!

Where do we even begin? Double-storey, 4 bedroom, 2 bathroom, 3 toilets, heated below ground pool, spa, workshop, veggie garden, pond and positioned one row of housing back from the ocean, currently enjoying ocean views â## has this got your attention?

This home is our pleasure to present to you, with one owner since being built in 2003, they have spared no expense in maintaining their family home. With beautiful curb-side appeal you enter and are welcomed by the mosaic feature tiles to the flooring and stained glass in the front door panels, immediately shows you this is not your standard home. Take the stairs to the parents retreat offering a 'tea station' and great sized living area. This also enters into the master bedroom enjoying the current ocean views. The upstairs balcony has roll down caf  blinds and glass paneled balustrading so you get to relax and enjoy your current view.

Downstairs is where the life of the home happens. The large open plan living and dining area has had a fresh slick of paint and is overlooked by the beautiful kitchen with an abundance of the original cabinetry, although the bench tops have had a recent facelift to beautiful stone. With stainless steel appliances and plenty of bench space, it is a culinary' delight. The combined 800mm stove and oven and all other appliances are stainless steel.

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: Sold

INTERNET ID: 300P93484

SALE DETAILS

\$960,000 - \$990,000

CONTACT DETAILS

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Three minor bedrooms all located downstairs have built in wardrobes, with one of the front bedrooms being king sized which has access to the bathroom making it a semi-ensuite. Downstairs you take the corridor to the games room that opens up to the outside entertaining area and is also where the enclosed laundry and additional toilet is located.

The backyard is definitely an entertainers dream! From the alfresco area at the rear you overlook through the glass paneling a magnificent full length, solar heated pool with water feature. Off the alfresco area is the spa with gabled patio and to the very rear of the home is the large powered workshop which looks into the vegetable gardens and pond.

The garage is 32 course and has drive-through access to the rear with shoppers door entry.

It doesn't stop there though, other features of this magnificent home;

-884m²* block

-Located one row of housing back from the ocean

-Master bedroom has a recessed ceiling, walk in wardrobe, black out roller blind and double door entry to the large ensuite with double basins, spa bath and enclosed toilet

-The bedroom with the semi-ensuite also has a blackout roller blind

-Kitchen has plenty of storage, stainless steel appliances including the double sink, dishwasher, 800mm oven/stove with 5 burners and even a microwave recess

-Laundry with built in cabinetry

-Third toilet with basin and mirror (powder room) off the laundry

-Ducted vacuum system

-Alarm system

-Spa located off the rear entertaining area with a gabled patio over

-Downlights through most of the house

-Two evaporative air conditioning units, one for upstairs and one for downstairs

-White timber blinds throughout with sliding door blinds on roller frames

-Ceiling fan to rear alfresco

-Extended patio off the alfresco area

-Glass pool fencing

-Double automatic garage with the motor only being replaced recently

-Great sized powered workshop with roller door access

-Reticulation

Don't see how the other half live, be the other half!

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 and distances are approximate only and marked with an (*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.

Other features: Spa, Window Treatments

- Land Area 884.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite







