



## 17 Perrinvale Loop, GOLDEN BAY, WA 6174

### Modern Comfort with Theatre, Solar & Easy-Care Living

Welcome to 17 Perrinvale Loop, Golden Bay - where modern design meets effortless coastal living, just 1.8km from the shoreline, approximately a 3-minute drive away.

Positioned on a 300sqm block and offering 127sqm of internal living, this beautifully presented 3-bedroom, 2-bathroom home immediately captures your attention with its low-maintenance front yard and neat, contemporary street appeal.

As you step inside, you're greeted by a fresh, modern interior complemented by neutral décor, creating a light and welcoming atmosphere. Privately positioned at the front of the home, the spacious master suite offers the perfect retreat, complete with a stylishly designed ensuite. Also located at the front is the dedicated theatre room - ideal for movie nights, a second living space, or simply somewhere quiet to unwind.

Moving through to the heart of the home, the open plan living and dining area provides a functional and comfortable space for everyday living. The minor bedrooms are all generously sized and include built-in robes, while the modern main bathroom and well-positioned laundry are located to the rear of the home, designed with both practicality and style in mind.

**TYPE:** For Sale

**INTERNET ID:** 79P1639

**SALE DETAILS**

**From \$799,000**

**CONTACT DETAILS**

**Elders Real Estate  
Mandurah**

Suite 3, 4 Sutton Street  
Mandurah, WA  
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Comfort is ensured year-round with ducted reverse cycle air conditioning, while the inclusion of solar power helps keep energy costs down and efficiency up.

Stepping outside, you'll find a fantastic alfresco entertaining area, perfectly suited for hosting family and friends. Picture weekend barbecues, long summer evenings outdoors, and a safe space for kids and pets to enjoy the artificial turf. With a completely no-maintenance rear yard, you can spend more time relaxing and less time on upkeep. There's even the added bonus of an external shower - perfect for rinsing off after those spontaneous beach trips.

Key Features Include:

- 3 bedrooms, 2 bathrooms
- 300sqm land size with 127sqm of living
- Spacious master suite with private ensuite
- Separate theatre room
- Generous minor bedrooms with built-in robes
- Modern main bathroom and functional laundry
- Open plan living and dining area
- Ducted reverse cycle air conditioning
- Solar power system
- Low-maintenance front yard
- No-maintenance rear yard
- Large alfresco entertaining area
- Artificial turf
- External beach shower
- Only 1.8km to the beach (approx. 3-minute drive)

Offering the perfect balance of modern comfort, low-maintenance living, and an unbeatable coastal lifestyle, this home is ideal for first home buyers, downsizers, or investors.

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\*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.\*\*\*

Other features: Close to Schools, Close to Shops, Close to Transport, Exhaust,

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Openable Windows, Window Treatments

- Land Area 300.00 square metres
- Building Area: 127.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards





