



# FOR SALE

## WHAT A PACKAGE IN GORGEOUS GOLDEN BAY

WOW this home will certainly not disappoint! Built in 2011 this large family home boasts approx 211sqm of living space and is set on a generous 608sqm block, in a whisper quiet cul de sac, beach-side in Golden Bay. The whole family can spread out in this spacious home, relax in the large lounge/media room at the front of the property or enjoy family get togethers in the open plan casual living areas, which spill out into the superb alfresco entertaining space, you can even work from home in the separate study home office.

Accommodation briefly comprises;

- \*Spacious theatre/lounge room located at front of property
- \*Lovely master bedroom with huge walk in robe, with full fit-out and spacious en-suite with double vanities
- \*Separate study/home office, perfect for those wanting to work from home
- \*Gorgeous open plan casual living area, decorated in modern neutral tones
- \*Fabulous well appointed kitchen with stone bench tops, 900mm stainless steel appliances, soft closing doors/drawers
- \*3 further queen sized minor bedrooms, double built in robes to bed 2, walk in robes to beds 3 & 4 with fit out
- \*Practical laundry room with plenty of storage and separate WC
- \*Modern family bathroom completes this impressive living space.

The property also benefits from;

- \*Passive solar design, with 2 large North facing windows
- \*5kw Solar power system with option to connect battery & gas hot water system
- \*Ducted reverse cycle air conditioning throughout, zoned for complete control
- \*Electric roller shutters to front windows and security fly-screen to front door
- \*Security alarm with optional monitoring
- \*LED down-lights
- \*NBN connected, optic fibre to premises, Foxtel installation fitted
- \*Undercover laundry drying area
- \*Superb outdoor entertaining spaces, large under main roof alfresco with Jarrah deck
- \*Very low maintenance backyard, ample space for the addition of a pool, with plenty of room for kids/pets to play
- \*Side access through rear garage roller door
- \*Extra wide powered double remote garage

4 BED | 2 BATH | 2 CAR

PRICE:  
UNDER OFFER

OPEN FOR INSPECTION:  
N/A



**Lisa Drylie**  
**0433048512**

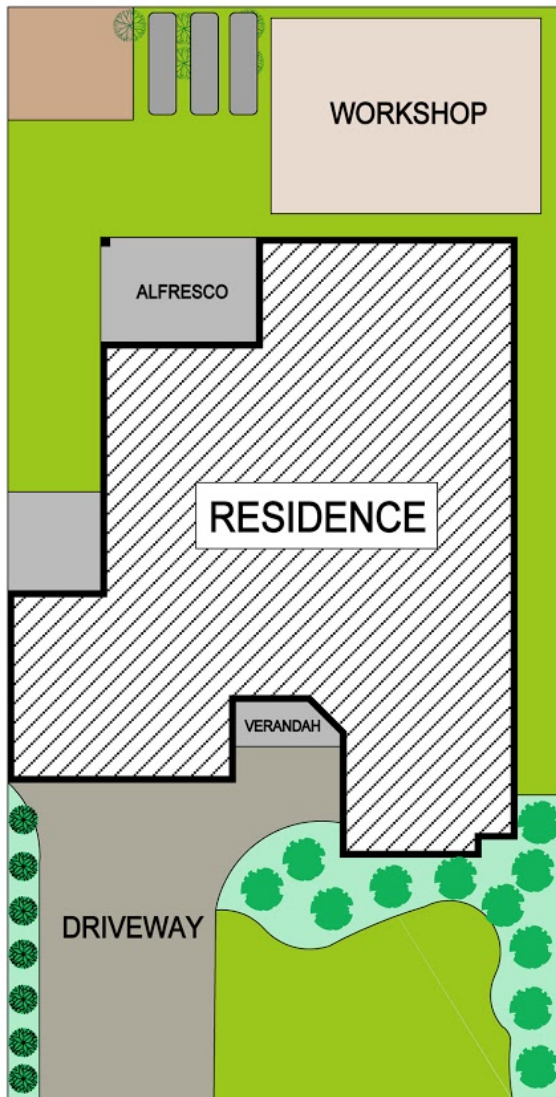
[lisadrylie@atrealty.com.au](mailto:lisadrylie@atrealty.com.au)  
[www.lisadrylierealestate.com](http://www.lisadrylierealestate.com)

# 5 Breaksea Court GOLDEN BAY



Block Size 608m<sup>2</sup> | 4 Bedrooms | 2 Bathrooms | 2 Car  
Internal 211m<sup>2</sup> | External 65m<sup>2</sup> | Total 276m<sup>2</sup>

Lisa Drylie | 0433 048 512



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Lisa Drylie**  
0433048512  
[lisadrylie@atrealty.com.au](mailto:lisadrylie@atrealty.com.au)  
[www.lisadrylierealestate.com](http://www.lisadrylierealestate.com)

