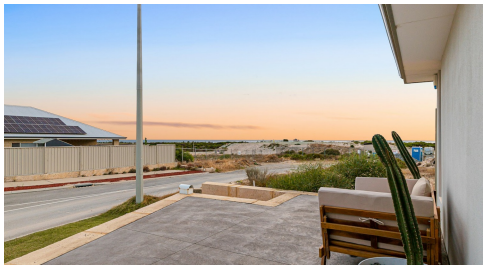
32 ARCOONA AVENUE, GOLDEN BAY, WA, 6174









SOLD

GORGEOUS HOME IN BEACHSIDE LOCATION

If you love to live by the coast, where long walks on the beach and embracing an active lifestyle is the norm, then this gorgeous Golden Bay home is the perfect place for you. Imagine waking up to the aroma of salt water, straight from the Indian Ocean whilst still only being minutes away from shops and cafés, and an easy commute to Mandurah, Rockingham & Perth's CBD.

Accommodation briefly comprises:
* Welcoming entrance hallway, security flyscreen to front door
* Stylish king sized master bedroom suite with huge walk in robe & lovely modern en-suite
* Open plan casual living area, comprising meals, family & games zones
* Well appointed modern kitchen with lots of bench space & ample storage, the large walk in pantry/scullery has direct access to the spacious laundry which provides additional storage
* Three further minor bedrooms with built in robes to each & serviced by the modern family bathroom & separate WC

The property also benefits from:
* Decorated in modern neutral tones throughout with quality floor coverings & window dressings
* Ducted reverse cycle air conditioning & instantaneous gas hot water system
* Oversized under main roof alfresco area, outdoor kitchen with BBQ and plumbed in sink included
* Security alarm, security fly screen door to front door
* Oversized double remote garage with store area and rear access through rear roller door, plus attic storage

Perfectly positioned, this home offers the relaxation of coastal living, whilst maintaining a convenient proximity to shops, schools & parks. Take a short walk to Golden Bay Beach where you can enjoy a swim, jog or walk along our stunning coastline. Golden Bay's Shipwreck Cove features a large nautical-themed playground, a lookout with sweeping views of the stunning Indian Ocean, scooter and BMX tracks and a separate enclosed area for our community's youngest pirates and mermaids. It also features multiple direct beach access points, space to accommodate food trucks and exercise groups, as well as ample shaded picnic spaces with BBQ facilities and shared pedestrian and bike paths. Don't forget to bring your bathers! It's only 50m from the stunning Golden Bay beach!

Useful Details:

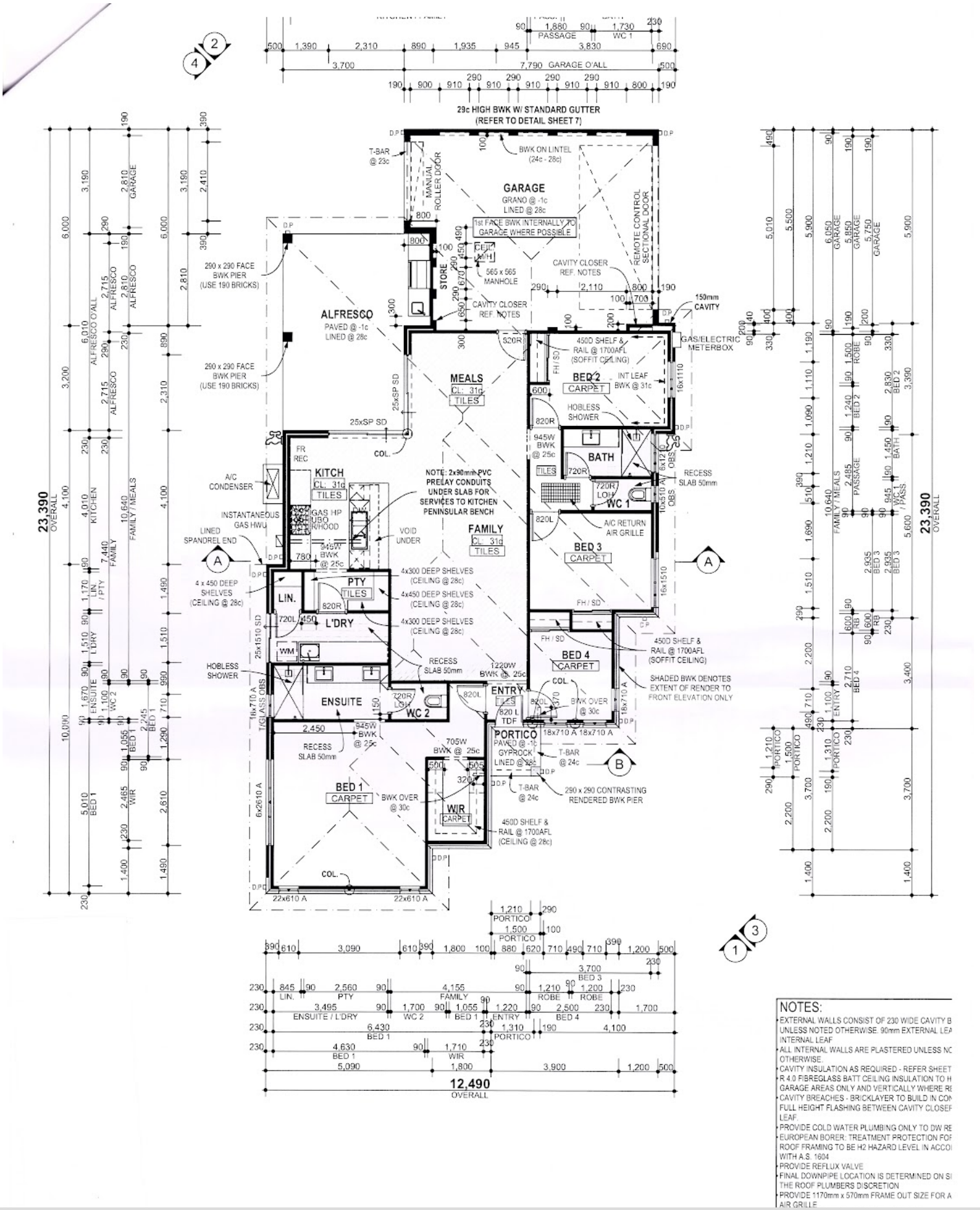
4 BED | 2 BATH | 2 CAR

PRICE:
$520,000

OPEN FOR INSPECTION:
N/A



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NOTES:

- EXTERNAL WALLS CONSIST OF 230 WIDE CAVITY B
  UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEA
  INTERNAL LEAF
- ALL INTERNAL WALLS ARE PLASTERED UNLESS NC
  OTHERWISE.
- CAVITY INSULATION AS REQUIRED - REFER SHEET
- R 4.0 FIBREGLASS BATT CEILING INSULATION TO H
  GARAGE AREAS ONLY AND VERTICALLY WHERE RI
- CAVITY BREACHES - BRICKLAYER TO BUILD IN CON
  FULL HEIGHT FLASHING BETWEEN CAVITY CLOSEF
  LEAF.
- PROVIDE COLD WATER PLUMBING ONLY TO DW RE
- EUROPEAN BORER: TREATMENT PROTECTION FOR
  ROOF FRAMING TO BE H2 HAZARD LEVEL IN ACCOI
  WITH A.S. 1604
- PROVIDE REFLUX VALVE
- FINAL DOWNPIPE LOCATION IS DETERMINED ON SI
  THE ROOF PLUMBERS DISCRETION
- PROVIDE 1170mm x 570mm FRAME OUT SIZE FOR A
  AIR GRILLE

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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