

47 Noreena Avenue, Golden Bay, WA 6174



House For Sale

Thursday, 9 January 2025

47 Noreena Avenue, Golden Bay, WA 6174

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 846 m2

Type: House



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Fr \$839,000

Nestled on a spacious 846sqm block, this well presented five bedroom home boasts over 220sqm of living area, offering a dreamy lifestyle choice with nature's playground on your doorstep. This home is in a great location just a short stroll from the beach with great access to shops, school and transport. A generous family home with 5 bedrooms, 2 bathrooms and multiple living areas including a separate games room and front lounge room. Well established gardens with a fantastic gable patio and entertaining area. Via the garage there is through access to the rear of the property. Kitchen: With ease of service to the meals area and living room, the fully renovated kitchen includes an island bench, stone benchtops integrated microwave, induction stove, double fridge recess, electric double oven, dishwasher and copious soft closing storage draws. Bedrooms: Master bedroom located at the front of the home is expansive with ensuite including a large shower, separate powder room and dual vanities and walk in robe. Four generous queen size family bedrooms, three with built in robes. The family bathroom is fully renovated with stunning subway tiles, oversized glass shower, and large vanity with under bench storage. Internal features: - Open plan kitchen, living and meals area with split system air conditioning - Separate games room with split system air conditioner and sliding glass door leading to the outdoor patio area - Front formal lounge and dining room - Home office or 5th bedroom - Master bedroom with ensuite and walk in robe - Fully renovated family bathroom with oversized glass shower, floor to ceiling tiling - Separate powder room/toilet off laundry - Laundry with bench space and large storage options External features: - Huge backyard with potential for a family size swimming pool - Garden shed - Double garage with shoppers' entry directly into kitchen - Expansive patio for the family that likes to entertain - Well established bore reticulated gardens and lawn Other features: - Built: 1997 - Block: 846 sqm - Living area: 227sqm - Council rates: \$2,250 approx. - Water rates: \$285 approx. Note: This property is not connected to deep sewerage & deep sewerage is not currently available. I hope to see you at the home open. Get in quick so you do not miss out. Golden Bay offers a relaxed coastal lifestyle where the beaches are perfect for a surf or swim as well as recreational fishing. There is a regular bus service to the train stations at Warnbro & Mandurah, easy access to the freeway, local village shops including medical & dental, primary school, excellent parks and community hall. Disclaimer: This property description has been prepared for advertising and marketing purposes only. The information provided is believed to be reliable and accurate. Buyers are encouraged to make their own independent due diligence investigations / enquiries and rely on their own personal judgement regarding the information provided. Opal Realty provide this information without any express or implied warranty as to its accuracy or currency.