



14 Blue Fin Drive, Golden Bay

Ocean Waves. Coastal Breezes. A Place of Your Own to Call Home

The beach just two minutes by car or a 13-minute walk. A park just a few doors down. And a backyard with the space to do things your way.

Welcome to a home where the location does the talking, the living spaces give everyone room to spread out, and the backyard is full of possibilities.

Start the morning with a walk to George Foster Reserve with the dog. If you have children, Golden Bay Primary School is around three minutes away. Spend the afternoon at the beach, then come home to a quiet street where the pace of life feels relaxed and easy.

Inside, there's room for everyone to find their own space. The sunken formal lounge is perfect for putting your feet up, while the separate dining room is ready for family dinners and Sunday roasts. The open-plan family area brings everyone together, complete with a bar for Friday night drinks, a gas bayonet for those cooler evenings and reverse-cycle air conditioning for year-round comfort.

4 2 2

FOR SALE
OFFERS OVER \$829,000

VIEW
Sat 31st Oct @ 2:00PM - 3:00PM

AGENTS
Rebecca Seniloli
0418 603 574
rebecca.seniloli@ljhpxp.com.au

AGENCY
LJ Hooker Mandurah
(08) 9586 5555

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Interested parties must rely solely on their own enquiries.

LJ Hooker

But it's out the back where the possibilities really open up.

The backyard is big, open and ready for its next chapter. Imagine a swimming pool, a veggie garden, a place for the kids to play or even a granny flat for extended family or potential additional income, subject to council approval.

With a wide 20m frontage and approximately 3.2 metres of side access, there's room to bring in the boat, caravan or work vehicle, with a workshop at the rear for the tools and toys. Two patio areas provide options for outdoor entertaining, with somewhere to relax in the shade.

There's also plenty to appreciate when it comes to keeping running costs down. A bore is connected to the reticulation for the garden, and the property has a septic system, meaning no standard sewerage charges on your water rates.

And the possibilities don't stop with family living.

For investors, the four-bedroom layout, proximity to the beach, park and primary school, and potential to further enhance the property make this one worth a closer look. Alternatively, keep it as your own beachside escape for weekends and school holidays, with the coast just a short walk away.

With an attractive price point, a coastal location and a backyard full of possibilities, this is a property worth seeing for yourself.

Highlights:

- 4 bedrooms, 2 bathrooms
- 809sqm block with a wide 20m frontage
- Approx. 3.2m side access - room for the boat, caravan or work vehicle
- Rear workshop
- Sunken formal lounge and separate formal dining
- Open-plan family area with bar and gas bayonet
- Reverse-cycle air conditioning
- Two patio entertaining areas
- Big, open backyard - room for a pool or granny flat (subject to council approval)
- Bore connected to reticulation
- Septic system - no standard sewerage charges
- George Foster Reserve a few doors down
- Approx. 13-minute walk or 2-minute drive to the beach
- Approx. 3 minutes to Golden Bay Primary School
- Ideal for families, investors or a beachside escape

Call Rebecca Seniloli on 0418 603 574 to book your viewing.

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MORE DETAILS

Property ID	4U07FF2
Property Type	House
House Size	144 m2
Land Area	809 m2
Including	Air Conditioning
	Toilets (2)

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Sales Executive | rebecca.seniloli@ljhpxp.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au





TOTAL: 144 m2

1st floor: 144 m2

EXCLUDED AREAS: COVERED PATIO: 62 m2, PATIO: 49 m2, CARPORT: 38 m2,
WALLS: 11 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.