



85 Allatoona Avenue, Golden Bay

Luxury, Space & Beachside Living

Welcome to a beautifully presented four-bedroom, two-bathroom home that perfectly combines modern comfort, practical living, and effortless entertaining. Situated on a low maintenance 385sqm block with a generous 173sqm of internal living, this home offers a relaxed coastal feel with quality finishes throughout.

From the moment you step inside, you'll appreciate the high ceilings, elegant decorative Skirting, stylish downlights, and contemporary colour palette that creates a fresh, inviting atmosphere. Tiled living areas provide easy care living, while soft carpets to all bedrooms add warmth and comfort.

The heart of the home is the spacious open plan kitchen, dining and family area, complemented by feature lighting that enhances the home's modern design. Whether you're entertaining family and friends or enjoying a quiet evening at home, this space is designed to suit every lifestyle.

A separate open theatre room provides the perfect place for movie nights, while an additional open study/home office offers flexibility to work from home or create a children's activity room.

4 2 2

FOR SALE
From \$889,000

VIEW
Sat 10th Oct @ 12:00PM - 12:20PM

AGENTS
Sharnae Gray
0439 330 460
sharnae.gray@ljhpxp.com.au

AGENCY
LJ Hooker Mandurah
(08) 9586 5555

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

The generous master suite is positioned at the front of the home and features a queen sized bedroom, his and hers walk in robe, spacious ensuite with a large shower, and a separate toilet for added privacy. The remaining three bedrooms are all double sized and located at the rear of the home, making them ideal for children or guests.

Even the laundry has been thoughtfully designed, featuring decorative tiles, an open layout and a stylish finish that makes everyday chores a little more enjoyable.

Step outside to a fantastic entertaining area where the oversized patio is complete with a built-in BBQ and storage cupboards, creating the perfect space to host gatherings all year round. Easy care landscaped gardens to both the front and rear mean you can spend more time relaxing and less time maintaining.

Additional features include:

- Four spacious bedrooms and two bathrooms
- 173sqm of internal living on a 385sqm block
- High ceilings and decorative cornices throughout
- Downlights and feature lighting to living areas
- Modern coastal-inspired colour palette
- Open-plan family, dining and kitchen
- Separate theatre room
- Dedicated study/home office
- Carpets to bedrooms and tiled living areas
- Solar panel system
- Large alfresco entertaining area with built-in BBQ and storage
- maintenance gardens front and rear
- Close to local parks, schools, shopping centres and everyday amenities

Investment Opportunity

Currently leased at \$650 per week, this property presents an outstanding opportunity for investors seeking immediate rental income with a quality tenant in place.

Stylish, spacious and perfectly positioned, this home offers modern family living.

Contact Sharnae Gray today to arrange your viewing or request further information.
0439 330 460

LJ Hooker Property Experience South

DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Sharnae Gray and LJ Hooker Property Experience provides this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4TSDFF2
Property Type	House
House Size	173 m2
Land Area	384 m2
Including	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Remote Garage

Sharnae Gray 0439 330 460

Sales Executive | sharnae.gray@ljhpxp.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au



