

Sold



5 Marlin Way, Golden Bay



## WELCOME TO YOUR DREAM FAMILY OASIS!

Welcome to your dream family oasis! Nestled on a spacious 809sqm block, within a leisurely stroll to the beach, this charming three bedroom, two bathroom home is the epitome of coastal living.

Step inside and be greeted by a freshly painted interior, exuding warmth and vitality throughout. Immaculately maintained, this residence boasts new split system air conditioners, ensuring your comfort all year round.

Designed with entertaining in mind, the open plan layout effortlessly flows from one generous space to another, providing ample room for gatherings and celebrations. With side access, a 6 x 6 powered workshop and bore reticulated gardens, this property offers both practicality and charm.

Discover the heart of the home in the stylish kitchen, equipped with quality appliances, abundant storage and a double pantry. Retreat to the king-sized master bedroom, featuring a walk-in robe and ensuite adorned with floor to ceiling tiling.

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Price	SOLD
Property Type	Residential
Property ID	91
Land Area	809 m <sup>2</sup>
Floor Area	193 m <sup>2</sup>

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

**ONE**

The two additional bedrooms are equally spacious and share a well-appointed bathroom. Multiple living areas, including a sunken front living room and a separate family room (with study nook), that provide versatility and ample space for relaxation.

Outside, landscaped gardens beckon, with lush greenery and established plants creating a serene backdrop, perfect for a fire pit and entertaining. Full reticulation sourced from the bore ensures maintaining this verdant oasis is a breeze.

This home is not just a sanctuary; it's a haven where cherished memories are made and laughter fills the air. Don't miss the opportunity to make it yours!

#### Features Include

- \* Large sunken lounge, perfect for the late night movies
- \* Open plan kitchen/ dining area
- \* Well crafted kitchen with quality stainless steel appliances inc built in microwave
- \* Generous dining area with space for table and 6 chairs
- \* Large family area with study area/nook
- \* Potential to create a 4th bedroom within part of the family area
- \* Huge master bedroom with walk in robe, split system AC and modern ensuite
- \* Two double size minor bedrooms both with ceiling fans and split system AC
- \* Gas bayonet in lounge and study
- \* Central Wood burner (in dining/family)
- \* Freshly painted throughout
- \* Large, covered patio for entertaining
- \* Additional paved areas under the trees, wonderful location for fire pit entertaining
- \* Grassed area for those with children or furry friends
- \* 6m x 6m powered workshop with mezzanine storage
- \* Storage shed + fully stock alcove with firewood
- \* Double garage + additional driveway parking
- \* Gated side access for caravan/boat storage and access to workshop
- \* Additional caravan/boat parking area at the front of the property (off street)

- \* Walking distance to the stunning shores of the Golden Bay beach
- \* Close to schools, shops, parks and public transport
- \* 809sqm block
- \* Living: 193 sqm
- \* Built: 1989
- \* Estimated rent return of \$620 to \$650 per week

Items included as part of the sale

- \* Outdoor furniture
- \* Whipper sniper and mower included (working but as is condition)
- \* Some power tools (working but as is condition)
- \* Gym equipment (working but as is condition)
- \* Fridge and Freezer in workshop - (working but as is condition)

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