



Golden Bay, 4x2x2, 313 sqm, 1.5km to beach

ID: JE2608727

Total Price : 618,827.00

House price AU\$ 328,827.00

Land price AU\$ 290,000.00



4 bed



2 bath



184 m²



m²

Invest in the allure of Golden Bay, Western Australia, and unlock the potential of house and land packages in this coastal haven. With excellent infrastructure, a diverse socio-demographic mix, and a low vacancy rate of approximately 0.5%, Golden Bay presents a compelling opportunity for investors. Nestled near Perth's renowned beaches, this suburb offers affordable coastal living with beach access just 375m away. Immerse yourself in the open waters of the Indian Ocean, perfect for fishing, swimming, and surfing, while enjoying invigorating morning runs against a picturesque backdrop. At Golden Bay Estate, experience the freedom of fresh sea air and create lasting memories as your children embrace their inner pirates. With 1.5 kilometers of pristine coastline to explore, along with recreational spaces and landscaped pathways, the beach is never far away. Embrace an active coastal lifestyle at Golden Bay, where long walks on the beach are the norm. Discover the investment potential and the joys of coastal living in Golden Bay, Western Australia.



Elevation A



Elevation B



Elevation C

Specifications

- Selection of remote control sectional garage door
- Blue pine roof timber
- Structural engineers site report (standard block)
- Site contour survey
- Power connection allowance
- Sewer connection allowance
- Water connection allowance
- Shire building fees
- Re-peg allowance
- Termite treatment
- Concrete pump (standard block)
- Gas connection allowance

Interior

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Kitchen (includes scullery where applicable)

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Construction Specifications

- Mirrored sliders to all robe recesses
- Soft close drawers
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- 450 x 450 porcelain tiles & carpets
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Electrical

- Mirrored sliders to all robe recesses
- Soft close drawers
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- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
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Doors & Windows

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- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Ensuite, Bathroom, toilet & Laundry

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Inclusions

- Stone benchtops: Kitchen
 - Garage: Garage - Remote control
 - Living room ceiling height: 28c cm
 - Garage ceiling height: 25c cm
 - Alfresco ceiling height: 25c cm
 - Front Elevation: Acrylic texture render
 - Kitchen Appliances Upgrade to the value of AU\$
 - Water tap to Fridge recess: No
 - Shower recess: hobless
 - Main Flooring: 450 x 450 mm Tiles
 - Carpets to Bedrooms and Theatre: Builders Standard Range, with 8mm Dunlop underlay
 - Internal Paint: 1 sealer, 2 coats
 - Windows: Single Glazing
 - Window Treatments: Vertical blinds
 - LED Lighting: Light for Light replacement
 - Alarm:
 - Air-Conditioning: fully ducted reverse cycle Air-Conditioning
 - Finishing items: Fold-up 2-tier Washing line,Additional landscaping
 - Front & Rear Landscaping: Yes
 - Fencing to 3 sides: Yes
 - Siteworks Allowance: Provisional Siteworks
 - Additional Appliances:
 - Including: earthworks,soil and contour report,Stormwater Disposal,Council Crossover,Bushfire Attack Level,Extra Gate or Fencing
 - Additional Paving: In front of Laundry
 - Robe doors: Vinyl with Aluminium frame
 - Kitchen sink: Above mount
 - NBN: Available
- Designer Kitchen with freestanding stove, overhead cupboards, integrated rangehood, high gloss two tone cabinetry, extensive drawers - European Shower heads - Larger wet area tiles - Ensuite with single designer vanity and high gloss cabinetry - Bathroom with single designer vanity and high gloss cabinetry

Construction and warranty

Construction method: Double brick
Structural warranty: Lifetime

CBD: 61 km
Airport: 70 km
Medical centre: km
Beach: km
Shopping: 1 km
Freeway: 5 km
Train station: 11 km
Public transport: 1 km

Schools

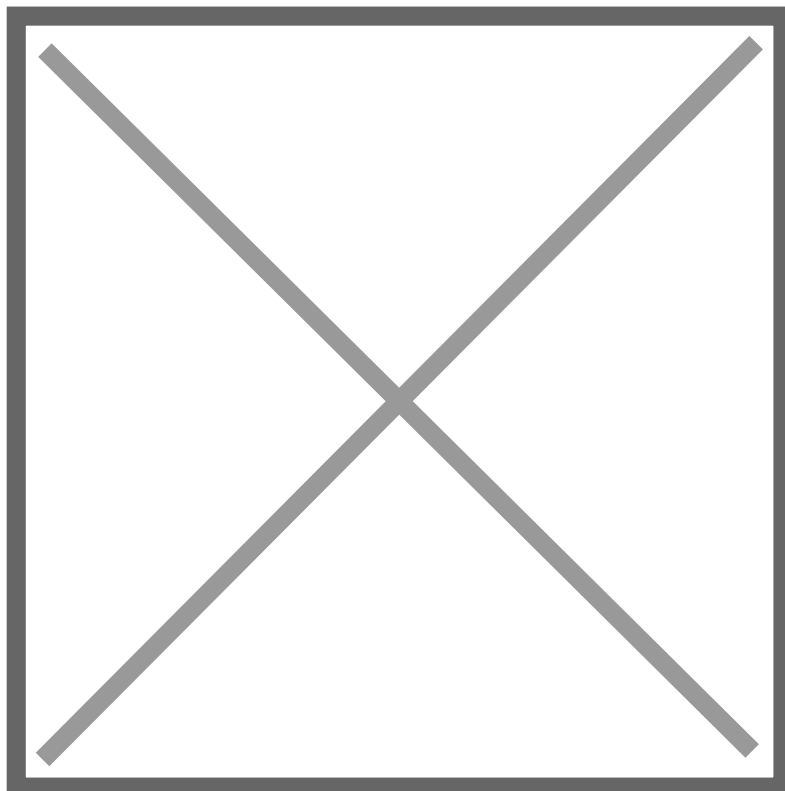
At Golden Bay you will have your pick of the area's great schools, including Golden Bay Primary School, Comet College, Challenger Institute of Technology, Rockingham's Murdoch University campus and many more. You have ease of access to a variety of amenities including shops, medical facilities and entertainment options, all within range to the freeway and rail services that lead to central Perth. Golden Bay Primary School Thundelarra Dr, Golden Bay WA 6174 (08) 9583 8800 Comet Bay Primary School 85 Miltona Dr, Secret Harbour WA 6173 (08) 9524 9033 Singleton Primary School Naval Ave, Singleton WA 6175 (08) 9537 3199 Lakelands Primary School 1 Cawana Parkway, Lakelands WA 6180 (08) 9584 2601 Secret Harbour Primary School 178 Maratea Parade, Secret Harbour WA 6173 (08) 9523 3900 Safety Bay Senior High School Malibu Rd, Perth WA 6169 (08) 9527 0200 Mandurah Baptist College 35 Gibla St, Mandurah WA 6210 (08) 9583 7000 Comet Bay College 2 Allatoona Ave, Secret Harbour WA 6173 (08) 9553 8100 Baldivis Secondary College Stillwater Dr, Baldivis WA 6171 (08) 9523 3600 South Metropolitan Tafe Mandurah / Rockingham 1800 001 001 Murdoch University (Rockingham Campus) Dixon Rd, Rockingham WA 6168 (08) 9360 6000

Shopping options

Secret Harbour Square 420 Secret Harbour Boulevard (Warnbro Sound Avenue) Rockingham Centre 1 Council Avenue, Rockingham WA 6168 Lakelands Town Centre Mandurah Road, Lakelands WA 6180 Mandurah Forum 330 Pinjarra Road, Mandurah WA 6210 The Sands Shopping Centre 175-179 Mandurah Terrace, Mandurah WA 6210

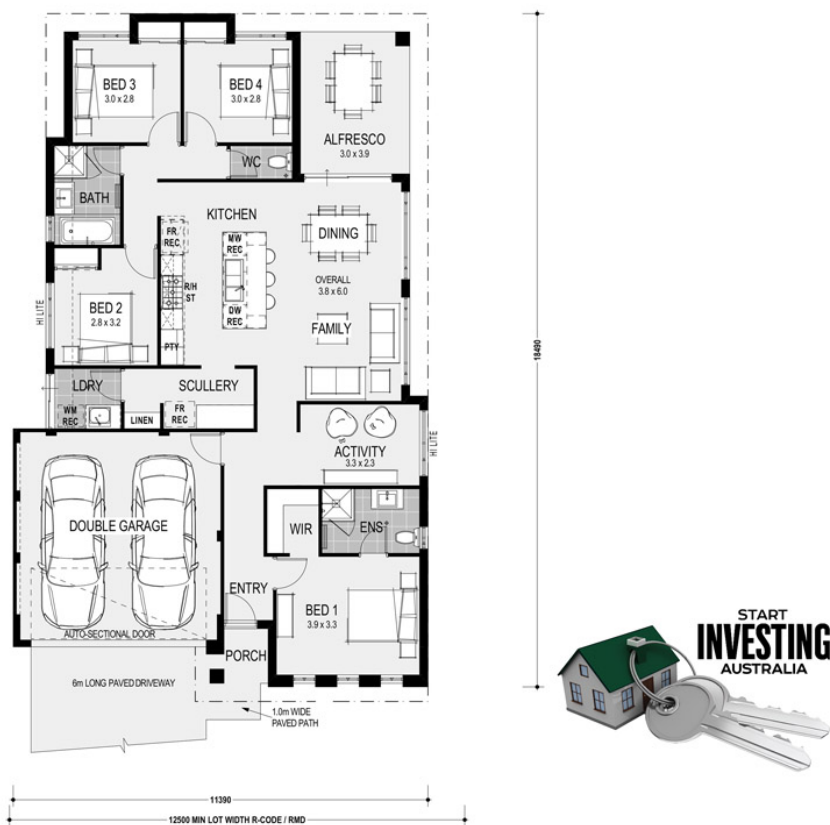
Medical services

- Golden Bay Medical Centre is right in the heart of Golden Bay. - Golden Bay Dental Clinic is also right in town - Rockingham Hospital is 17 km away - Peel Hospital is only 14km away



Location:4, Glenburgh Drive, Golden Bay, Western Australia, 6174, Australia

House Plan 1



Color Board :Luxe

7 | Start Investing Australia

Complimentary Luxe Finishes

Luxe Exterior Finishes

ROOF: TERRAZZO - LEONARDI
WALLS: TERRAZZO - LEONARDI
DRIVEWAY: TERRAZZO - LEONARDI
PAVING: SEW
ENTRY DOOR FRAME: LEONARDI
WINDOW FRAMES: ANKOR - 28.108 GREY

Luxe Kitchen Finishes

BENCHTOP: CARRARA WHITE
CABINETS: CARRARA WHITE
COUNTERTOP: CARRARA WHITE
BACKSPLASH: CARRARA WHITE
L. CABINETS: CARRARA WHITE
L. CABINETS: CARRARA WHITE

Luxe Main Flooring

WALLS: TERRAZZO - LEONARDI
FLOORING: TERRAZZO - LEONARDI
CARPET: TERRAZZO - LEONARDI

Luxe Bathroom Finishes

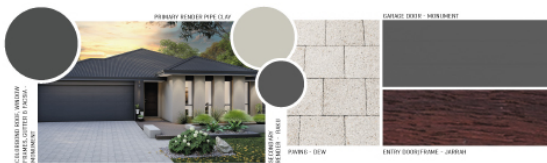
WALLS: TERRAZZO - LEONARDI
FLOORING: TERRAZZO - LEONARDI
VANITY: CARRARA WHITE
L. CABINETS: CARRARA WHITE

Color Board :Urban

9 | Start Investing Australia

Complimentary Urban Finishes

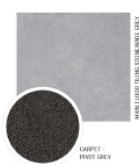
Urban Exterior Finishes



Urban Kitchen Finishes



Urban Main Flooring



Urban Bathroom Finishes

