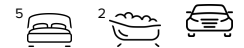




36 Sawley Close, GOLDEN BAY FOR SALE



semi-rural

LIFESTYLE RETREAT

Minutes from rolling surf beaches you can enjoy peace and tranquility in your very own lifestyle rural retreat.

Quiet and spacious enough you can enjoy sunsets to sunrise, listen to the birds and hear the wind rustle in the trees.

Built in 2010 and sprawled across half an acre, this gorgeous residence is perfect for entertaining or extended families retreating for the weekend with a growing tribe as it comes with an above ground pool and large cubby house with 2 slides and a flying fox. The kids and grandkids will all enjoy playing outside until they are called in for dinner. These are the good ole days!

From the picture windows to the beautiful wooden floors and ducted air conditioning throughout, to the sparkling above ground pool and powered 7m x 12m workshop / shed and gabled outdoor entertaining area on landscaped gardens, this quality home is full of surprises and style ensuring the highest quality of finishes throughout.

Separate living areas away from the master suite include 3 queen sized bedrooms with built in robes, reverse cycle ducted air conditioning, modern and stylish bathroom with walk in shower, deep bath and a custom built kitchen and bathroom with quality finishes will delight.

The gourmet open plan kitchen with breakfast bar and double walk in pantry offers an amazing outlook over tranquil surrounds and the grounds.

Open plan and multi use living areas offer a separate study or home office, games and home cinema so you have plenty of space to enjoy entertaining, catching up with friends or work or simply relaxing by the pool.

Designed for relaxed living you will never want to leave your patch of paradise.

Grounds: Designed for relaxed living you will love hosting family dinners in the formal dining areas or outside under the gabled alfresco by the pool with a gorgeous outlook to the trees and



Denise Lewis

Principal - Lewis Holloway Property

M: 0412 877 613

E: denise.lewis@smileelite.com

grounds.

For the handyperson there is plenty of parking for all your tools and toys, a powered workshop; every mans dream and grounds fully reticulated from a bore and scheme water to ensure you have a continuous supply of fresh water for the pool.

EXTRA FEATURES

POOL (ABOVE GROUND)

LARGE CUBBY HOUSE WITH 2 SLIDES

MASSIVE POWERED SHED

FULLY FENCED

ZONED RURAL

Surrounding Area: Walk to the beaches and cafes,

Fabulous schools,

Easy access to the freeway entrance,

Close to shopping,

10 minutes from Peel Health Campus, Rail and Mandurah Forum,

This impressive residence has the convenience of city life but the surroundings of a country setting, simply must be viewed to be appreciated.

Features

Built-In Robes

Dishwasher

1 Ensuite

Floorboards

3 Living Areas

Study

Above Ground Pool

4 Carports

Fully Fenced

Outside Entertaining Area

Remote Garage Door

Secure Parking

Shed

Air Conditioning

Ducted Cooling

Gas Heating

Land size

2,432.00 Sqm

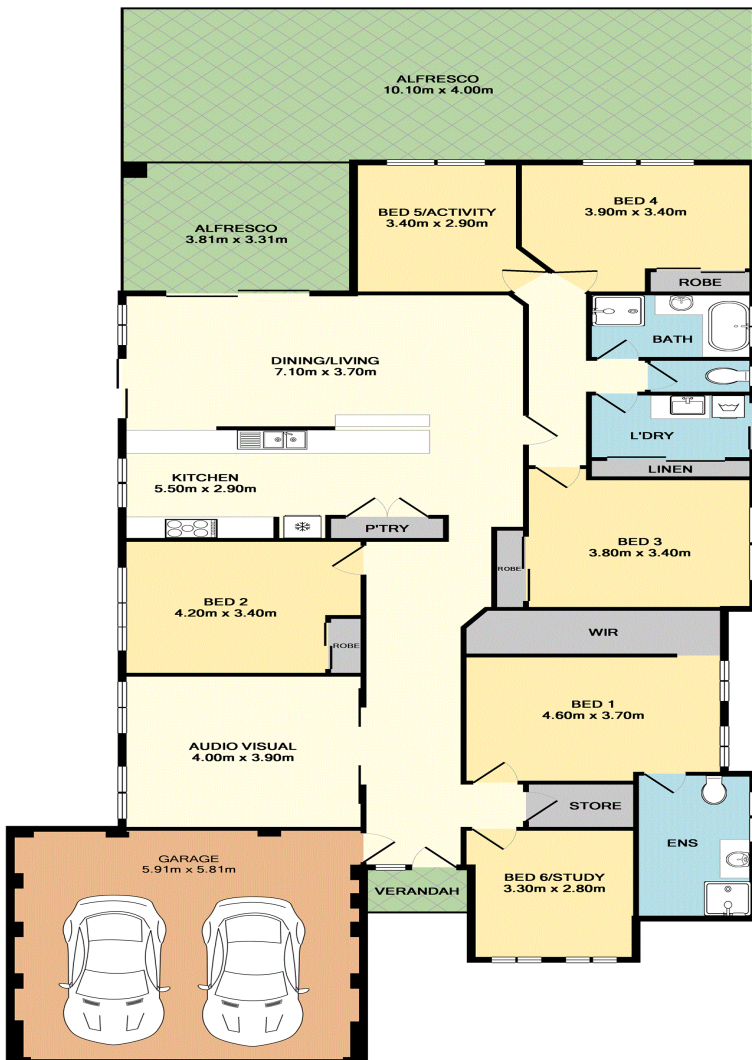
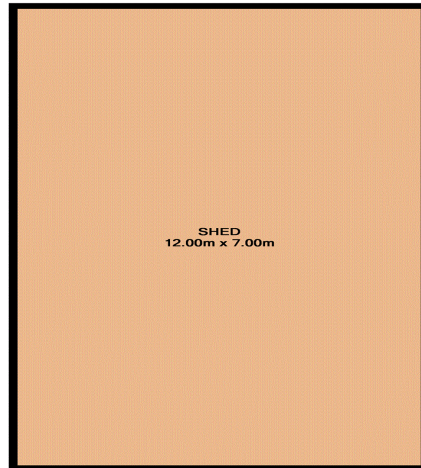


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TOTAL APPROX. FLOOR AREA 223.0 SQ.M. (2400 SQ.FT.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.