



88 Crystaluna Drive Golden Bay, WA



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Under Offer in 3 days

Under offer by Opal Realty.

What an opportunity. Opal Realty are proud to present this immaculate 4 bedroom, 2 bathroom, plus study home sitting on an elevated 739sqm block.

Completing the package is stunning inground pool and powered shed for additional storage. You cant help but be impressed with the attractive street appeal giving you a taste of what to expect inside.

The stunning kitchen doubles as a stylish focal point overlooking the family area keeping you connected with the family. Theres heaps of stone bench space and a breakfast bar, stainless steel appliances, dishwasher, range hood, double fridge recess and plenty of storage

Melissa Foggin

0477 060 168

Gabrielle Abbott

0430 303 882

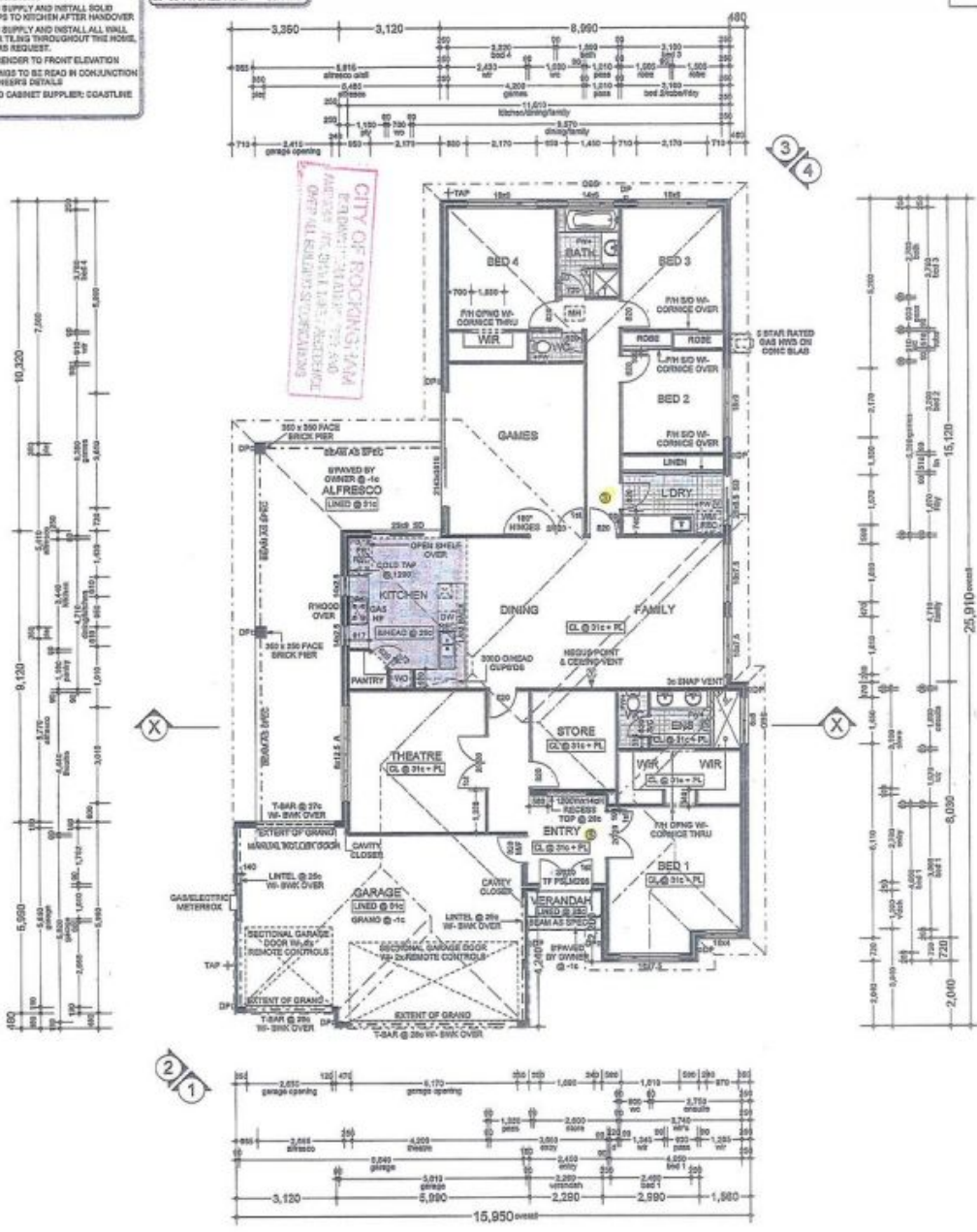
- NOTES:**
- LOCATION OF DOWN PIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION
 - 20" + PLATE CEILING THROUGHOUT UNLESS OTHERWISE NOTED.
 - 16 FADE BRICKWORK
 - OWNER TO SUPPLY AND INSTALL SOLID BRUSH TOPS TO KITCHEN AFTER HANDOVER
 - OWNER TO SUPPLY AND INSTALL ALL WALL AND FLOOR TILING THROUGHOUT THE HOUSE, AT BUILDERS REQUEST.
 - FEATURE RENDER TO FRONT ELEVATION
 - ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS
 - HOMASATED CABINET SUPPLIER: COASTLINE KITCHENS.

WIND CLASSIFICATION AS PER A.S. 4005: M1 - FOR SINGLE STOREY RESIDENCE

Ⓢ DENOTES SMOKE DETECTOR

ROOF AREA(S) ON FLAT:
20° 30' PITCHED ROOF = 367.47sqm

Floor Areas - All Stories		
Floor / Location	Area	Perimeter
Ground Floor		
RESIDENCE	381.40	78.20
GARAGE	53.37	51.54
ALFRESCO	43.03	38.33
VERANDAH	2.73	5.85
TOTAL	580.53 sqm	163.92 m



FLOOR PLAN
1:100

<p>18 OF 10 23160 18.10.10</p>		<p>CLIENT: C & T FROST</p>	<p>ADDRESS: LOT 703 (HS #88) CRYSTALUNA DRIVE GOLDEN BAY</p>	<p>THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.</p>	<p>DATE: / /</p>	<p>OWNER: _____</p> <p>OWNER: _____</p> <p>OWNER: _____</p> <p>OWNER: _____</p>	<p>DATE: / /</p> <p>DATE: / /</p> <p>DATE: / /</p> <p>DATE: / /</p>	<p>DATE: / /</p> <p>DATE: / /</p> <p>DATE: / /</p> <p>DATE: / /</p>	<p>DATE: / /</p> <p>DATE: / /</p> <p>DATE: / /</p> <p>DATE: / /</p>	<p>DATE: / /</p> <p>DATE: / /</p> <p>DATE: / /</p> <p>DATE: / /</p>
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THE CALIFORNIA

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metrostyle

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