

**1/13 Bean Street, Thirroul, NSW 2515**



**Sold Villa**

Friday, 1 March 2024

1/13 Bean Street, Thirroul, NSW 2515

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 122 m2**

**Type: Villa**



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**\$1,500,000**

This lovely garden villa has an attractive street frontage in a beautiful tree lined street within a short level stroll of the Thirroul village and pristine beaches. Offering a spacious and open plan floor plan flowing to a large outdoor entertaining area and a roomy double garage. With no strata fees, this is an absolute rare find, and ideal for those downsizing, starting out or the savvy investor.- Positioned in a beautiful tree lined street with mature paperbarks and melaleucas creating a pleasant leafy feel- Prime location just a short level walk to the wonderful beaches, cafes, restaurants and shops of the Thirroul village - Just one of two in the strata, meaning no strata fees and none of those strata disagreements- Street frontage has a cottagey feel with a privacy hedge and a beautiful frangipani tree- The gardener will enjoy tinkering in the yard with stunning escarpment views as the backdrop - Open plan living and dining is spacious with plenty of room for two lounges and large dining table- Modern kitchen is roomy and has an abundance of cupboards and stone bench space with a sunlit easterly aspect - Fabulous under cover courtyard is ideal for entertaining and enjoying all year round outdoor dining - All three bedrooms are good sized, master with walk-in and ensuite, and all have private leafy outlooks - The main bathroom presents well and has the convenience of separate bath and shower- Large double garage is a rare find for a villa, with room for the pride and joy, storage and workbench