

1/26 Train Street, Broulee, NSW 2537

BLACKSHAW

Sold Duplex/Semi-detached

Saturday, 13 April 2024

1/26 Train Street, Broulee, NSW 2537

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 660 m2

Type:

Duplex/Semi-detached



Jessica Williams

0244724758

\$960,000

This stunning duplex, built in 2008, offers the perfect blend of modern design and seaside charm. Crafted with brick and Colorbond materials, this light-filled residence boasts an open-plan layout, seamlessly merging the living, dining, and kitchen areas. Large windows adorned with both blackout and sheer blinds, along with window awnings, invite natural light and refreshing sea breezes into every corner. Step outside to discover the lush lawn and garden, ideal for outdoor gatherings, or retreat to the side patio with its covered pergola, perfect for alfresco dining. After a day at the beach, rinse off under the outdoor shower conveniently located just steps away. Inside, the fully equipped kitchen features an induction cooktop, dishwasher, and electric oven, while internal access from the garage ensures convenience. An additional toilet downstairs adds practicality, an 8.8kW solar system, and a 5900-liter water tank add to the energy efficiency of the home. Ascend the designer timber stairs to the upper level, where three bedrooms await, all with ceiling fans and capturing the essence of coastal living. A family-sized bathroom with a bath completes the upper floor, offering a serene retreat to unwind and soak in the tranquility. With elevated spaces designed to capture the sea breeze, this property represents relaxed coastal living at its finest. Don't miss your chance to call this coastal haven home!

Features:

- Ceiling fans in the bedrooms and lounge
- Window furnishings, blackout and sheer blinds internally
- External awnings on north-facing lower level
- Beko Induction cooktop
- Dishwasher
- Outdoor Gazebo
- Outdoor screened hot and cold shower
- Reverse cycle air conditioner
- 8.8kW Solar System
- 5900-liter water tank
- Amplimesh security doors

Rates \$2699.01 • Potential rent \$500 - \$550 per week. • Holiday Rental Appraisal \$400 per night peak and \$200 off peak