

# 1/88B Crooked River Road, Gerroa, NSW 2534

SOUTH COAST  
PRESTIGE PROPERTIES

## Sold House

Friday, 24 May 2024

1/88B Crooked River Road, Gerroa, NSW 2534

Bedrooms: 5

Bathrooms: 3

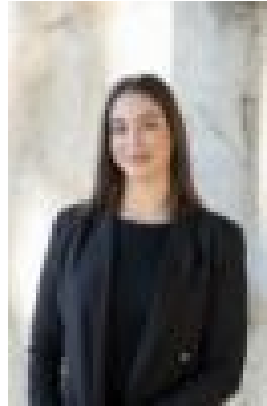
Parkings: 2

Area: 659 m2

Type: House



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**\$1,710,000**

Homes can win your heart in many ways – perhaps through their location, their versatile layout or even their stunning views. And then there are homes like Gerroa’s ‘Mystic Sands’, which delivers all three in a single sought after address! Comprising 5 bedrooms across two expansive levels of living, this is the quintessential family beach home – offering many spaces to escape or gather together as one. This is perhaps the first clue as to why it has been so successful as a holiday property for more than a decade – entertaining and delighting visitors to this special corner of the South Coast. The home conveniently offers dual street access – the first leading down to a large remote double car garage, while a second beachside driveway allows for two further vehicles and arrives at the show-stopper front deck that runs the full width of this solid brick home. It’s here that you get your first taste of the magnificent views, in a glorious arc across Seven Mile Beach and down to the iconic Coolangatta Mountain in the south. What a spot to enjoy everything from brunch to BBQs. (There’s even an outdoor shower to greet your return from the beach!) Inside, a large bamboo-floored living room occupies much of the ground floor – flanked by a rumpus/office at one end and dining conservatory at the other. From here, step through to the slate-tiled kitchen, equipped with sit up bench, wall oven, dishwasher and large pantry. There are also two bedrooms and a bathroom on this lower floor. Upstairs, an air conditioned, second newly-carpeted lounge awaits – providing direct access to a balcony with even better views. This is the ideal spot for late afternoon drinks and whale watching under colourful sunset skies, sheltered from prevailing winds. Back inside, two further bedrooms (each with built-in wardrobes) are serviced by the main bathroom with spa bath, shower and separate toilet. Finally, the master suite delivers wonderful views to wake up to, a separate seating area, ample wardrobe storage and restful ensuite. Roof access adds to the already plentiful storage across both levels, while ceiling fans and roman blinds feature across every room in the house. This is the ultimate beachside location, with a low maintenance garden (including citrus trees) and your real ‘yard’ located just 200 metres away – the mystic sands of Seven Mile Beach. An award-winning café/restaurant is even closer! Homes in Gerroa are rare, so we invite you to enquire about this special property today. \*ALL ACCESS TO THE PROPERTY MUST BE VIA BLAND PLACE\* Projected holiday bookings total: \$25,563.98 up until April 2024. Last financial year's booking total: \$74,774.00 (Management fees not deducted). Property Code: 473