

# 1 Billabong Place, Surf Beach, NSW 2536



## House For Sale

Tuesday, 26 March 2024

1 Billabong Place, Surf Beach, NSW 2536

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Pat Jameson  
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**\$1,500,000 to \$1,595,000**

Welcome to 1 Billabong Place perfectly positioned within one of Surf Beach's most highly sought-after beachside addresses. With lovely filtered beach and ocean views you can check-out the surf and beach conditions without leaving the comfort of your living room! Throw your towel over your shoulder as you stroll down to either Wimbie or Surf beach for your morning swim and head for a coffee at the local café on the way home. Just 600m to Surf Beach shopping village, this versatile beachside home delivers idyllic coastal living, with easy access to three of South Coast's beautiful beaches. This home should be viewed to truly appreciate the lovely ocean and beach views. The upstairs living spaces are thoughtfully designed to maximise the lovely ocean vistas that greet you from most windows. Expansive windows and glass sliding doors allow plenty of natural light with a seamless flow to the front balcony and large sunny north-facing deck to enjoy the beach and ocean views. The stylish kitchen features 900mm 5-burner gas cooktop, electric oven and ample storage and bench space making entertaining a breeze. Featuring a spacious main bedroom with large built-in robe and ensuite, and an additional two bedrooms with BIRs and family bathroom with spa bath and separate toilet on this level. Downstairs is a fourth bedroom, third bathroom, laundry and large rumpus room which has been a music studio. It would be an ideal space to create a fifth bedroom with the flexible option of a rumpus/kitchenette – ideal for flexible family living. The pretty rear garden is perfect for children and pets to play and has a covered patio area perfect for al-fresco dining and family gatherings. There is also solar (21 panels), double lock-up garage with extra depth and additional high carport ideal to store your boat or caravan. Offering a peaceful and relaxed ambience with an elevated North Easterly aspect this immaculate home is hard to fault and a must to inspect. Swimming, snorkeling, kayaking, paddleboarding, beach and clifftop walks are all at your front door. This is a rare opportunity so be quick to inspect. Features include:- 5-minute walk to pet-friendly Wimbie beach- 5 minutes' walk to Surf Beach shopping village and Surf beach- Footpath at end of street with direct beach access to Surf beach- Elevated North-easterly aspect- Large balcony with ocean and beach views over Surf beach- Large corner block in peaceful cul-du-sac set on 936m<sup>2</sup>- Well-equipped kitchen with 5-burner gas cooktop, electric oven and pantry- Main suite with ceiling fan, ensuite and built-in robe - All bedrooms with built-in-robos- R/C air-conditioning in living room and rumpus room- Rumpus room with kitchen facilities and sliding door access to rear garden- Family bathroom with spa-bath- Large laundry with external access- 3rd bathroom downstairs- Double lock-up garage with extra length ideal for workshop with internal access- Low maintenance tropical landscaped gardens- Covered carport with extra height for boat or caravan- 10 minutes' drive to Batemans Bay- Land size 936m<sup>2</sup>- Rates \$3,398.64 p/a- UCV \$872k- Potential rent \$700 to \$750 per week