

**109 Marine Drive, Tea Gardens, NSW 2324**



**House For Sale**

Friday, 5 January 2024

109 Marine Drive, Tea Gardens, NSW 2324

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 427 m2**

**Type: House**



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## Contact Agent

Situated in the highly sought after location of Marine Drive, this wonderful property comprises of a beautiful original 3 bedroom cottage and separate stylish 2 year old loft on the one title, an incredible opportunity to secure two properties in a prime waterfront location. The Cottage: Enter into the spacious living and dining area with high ceilings and access to the wrap around veranda with stunning water views. Off the living room is two spacious bedrooms with water views. The bathroom is conveniently located between the two bedrooms. Situated at the back of the house is bedroom 3, and the kitchen with quality appliances and plenty of counter space. Additional features of the cottage include new carpet, air conditioning and a fireplace. The Loft: The loft is only 2 years old and comprises of its own single lock up garage underneath with internal access as well as a separate double garage downstairs for the front residence, both with remote panel lift doors. Upstairs showcases architectural design and contemporary-coastal influences, with one side comprising of an impressive kitchen boasting an integrated refrigerator and Miele dishwasher, quality appliances including Smeg & Westinghouse along with a seamless European laundry with Miele washing machine and dryer stack. The light filled living and dining space opens out to the balcony with stunning Myall River views. The other side features a separate bedroom area with bunk room and the sky lit bathroom with floor to ceiling tiles; the perfect blend of stone and oak. Additional features of the loft include 5 skylights (3 solar rain sensor Velux skylights and 2 fitted), air conditioning and 20mm french oak flooring throughout. This one of a kind property allows for easy access to local amenities including cafes, restaurants, and boutique shopping. With the Boatshed restaurant at your doorstep and boat ramps and Anzac Park a stones throw away, your new lifestyle will be full of various water activities, such as boating, kayaking, fishing, or simply taking a leisurely stroll along the Myall River. Additional features include dual street frontage, ample parking at the front of the house, fully fenced yard, outdoor shower, hydrotherapy spa and solar to both the cottage and loft. Contact Ray White Tea Gardens Hawks Nest on (02) 4997 1300 or Stuart Sinclair on 0488 133 998 for more information or to arrange an inspection of this wonderful property. **DISCLAIMER:** Ray White Tea Gardens Hawks Nest makes no representations as to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative and for marketing purposes only.