

# 11 Apanie Close, Summerland Point, NSW 2259



## House For Sale

Thursday, 25 January 2024

11 Apanie Close, Summerland Point, NSW 2259

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 651 m<sup>2</sup>

Type: House



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## FOR SALE - 2 For 1

Nestled in a serene cul-de-sac, this captivating property offers a hard to find blend of new contemporary living and charming cottage aesthetics. Imagine yourself just a stone's throw away from the glistening Lake and Sandy Beach, where you can walk, kayak, swim & relax everyday. The perfect option for those slowing down who want a single level, nothing to do, relaxed lifestyle with room for all the family & friends...Or those who want to holiday every weekend by the water whilst being able to earn plenty of extra income. This newly built home boasts not only a main residence but also a completely new rebuilt granny flat accommodation, all set against the backdrop of private acreage with lush greenery and tantalizing glimpses of blue water views from the front deck. The quietness, position, privacy and proximity to the water make it a must see. This near brand new house, with its north-facing deck, bathes in the sunny aspect, offering a peaceful retreat. Step inside to discover a spacious open-plan living area, where the well appointed kitchen overlooks the deck, inviting natural light and scenic views. With plenty of bench and cupboard space even the home Chefs will be happy. The interior is enhanced by stylish downlights and air conditioning & equipped with plenty of solar panels ensuring comfort throughout the seasons. It features three generous bedrooms and two bathrooms, including a set away impressive master bedroom with a walk-through, his/hers robe leading to an ensuite. Out the back discover the hidden gem within this property - a fully rebuilt granny flat that melds privacy with modern comfort & style. This self-contained haven features two cozy bedrooms, loads of storage, ideal for guests or as a personal retreat. The heart of the granny flat is its welcoming open-plan area, which includes a well-equipped kitchenette looking out to a vista of green, a comfortable lounge room and dedicated dining space. Featuring a modern bathroom with a timeless design and integrated laundry. What sets this granny flat apart is its connection to nature; it backs onto a lush, green outlook, offering a tranquil environment that is rare to find. Whether for family, guests, or as a potential rental opportunity, this granny flat is a versatile addition that enhances the overall value and appeal of the property. The flat block, new extra tall garage accommodates your vehicles and storage needs with plenty of extra driveway space and access to park your boat, caravan or motorhome. For those slowing down or planning ahead, it presents a peaceful, single-level character cottage with easy access to the lake and ample space for leisure vehicles, ensuring a tranquil yet active retirement. Holidaymakers and weekenders will find this an idyllic escape from the city hustle, with the flexibility to use one living space while renting out the other, ensuring a smart investment that pays for itself. Families will appreciate the additional granny flat for visiting relatives, providing comfort and privacy during extended stays. Investors can capitalise on the dual living spaces for consistent rental income in a sought-after location. And for those planning a future move, this property offers the ideal balance of a lucrative investment today and a peaceful home tomorrow. The proximity to the lake and the ease of living on a flat area add to the appeal, making it suitable for a variety of hobbies and interests. Whether it's boating, fishing, or simply enjoying the serene environment, this property caters to all aspirations. In essence, this home in Summerland Point is not just an investment in real estate but an investment in a lifestyle of tranquility, convenience, and pleasure. This property isn't just a house; it's a lifestyle choice. It offers the rare combination of a near-new build at an affordable price, set in a location that provides both lifestyle to the max & convenience. We genuinely believe that this home, with everything that it has to tick your checklist is a perfect fit for anyone looking to embrace a peaceful, yet vibrant lakeside lifestyle. Don't miss the chance to make this dream a reality...We haven't seen something this good...Offering this much...in a longgg time Contact Thomas Fyfe for more an inspection today [www.soldrealestate.io](http://www.soldrealestate.io) \*Disclaimer: This document contains information gathered from sources that, to the best of our knowledge, are reputable and reliable. However, we cannot fully vouch for the accuracy of all the details presented herein. We strongly encourage prospective buyers to undertake their own research and verify the information independently. Further specifics and legal details can be found in the contract of sale, which should be referred to for more comprehensive information. \*\* Marketing images and outlines are indicative only.