

# 11 Moore Street, Austinmer, NSW 2515

molenaar + mcneice

## House For Sale

Friday, 19 January 2024

11 Moore Street, Austinmer, NSW 2515

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 304 m<sup>2</sup>

Type: House



David Hyslop  
0242848536



Grace Nightingale  
0499089967

## Auction

coastal | charm | lifestyle Nestled at the eastern end of arguably the most sought after street in the area, this timeless beach cottage will charm and impress you while providing a lifestyle like no other. While this three bedroom, two bathroom home blends classic features with modern interiors effortlessly, the cottage still retains its original charm. Located in a spectacular, tree-lined boulevard with the famed Moore Street Cafe and boutique shops just down the road, this charming circa 1900s cottage is a rare opportunity all while just a stroll away from beautiful Austinmer Beach. > take the front or the backdoor to one of the most gorgeous pools you will find > stylish timber kitchen with gas cooktop and breakfast counter > charming facade framed by beautifully established gardens with a north facing aspect > features dramatic high ceilings throughout as well as polished timber flooring > three oversized bedrooms, ensuite and walk in wardrobe off main bedroom > open plan lounge and dining room seamlessly flow into the kitchen > dual frontages, with rear access to the double garage available from Hennings Lane > low maintenance yard and garden and private light-filled entertaining courtyard > generous rear deck, perfect for the family to relax and enjoy a coastal lifestyle > highly coveted street in Austinmer moments away from the beach > one hour to Sydney and twenty minutes to Wollongong > council = \$ pa, water = \$688 pa, land size = 304 sqm Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Molenaar x McNeice makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.