

**11 Valley Way, Gymea Bay, NSW 2227**



**Sold House**

Sunday, 20 August 2023

11 Valley Way, Gymea Bay, NSW 2227

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 587 m2**

**Type: House**

**\$1,690,000**

Unveiling a breathtaking gem in Gymea Bay, embrace the enchanting serenity of this remarkable family residence. Immerse yourself in idyllic mornings, savoring breakfast on the verandah with captivating bush valley views, accompanied by the melodious symphony of nature. Meticulously crafted and enhanced, this home awaits your arrival, offering instant delight and blissful living.

**HOME:**

- **Effortlessly Accessible:** Ascend a single flight of stairs from the entrance and garage, welcoming you to the upper level featuring a contemporary, open-plan kitchen, breakfast bar, and informal dining area.
- **Grandeur and Grace:** Discover a formal dining area, expansive living space, and a charming front verandah that captures the mesmerizing bushy valley views.
- **Serene Sleeping Quarters:** Four bedrooms grace the first floor, three of which boast built-in wardrobes, while the main bedroom enjoys the luxury of an ensuite.
- **Outdoor Haven:** Delight in a well-maintained, sun-kissed backyard with a level grass area for children's play, complemented by a paved outside dining and entertaining area.
- **Versatility Redefined:** The ground floor presents an impressive second living space, affording astonishing bush views and equipped with its own separate bathroom, offering endless possibilities as a teenage retreat, elderly parent studio, or guest entertaining area.
- **Ample Storage:** Secure your belongings in the large double garage with abundant basement storage, ensuring your toys remain safely sheltered.

With all the hard work completed, your arrival simply marks the beginning of a blissful coastal lifestyle, filled with serenity and joy.

**LOCATION:**

- Inspection is a must to truly capture the serene surroundings and extraordinary panorama that could be yours.
- Only minutes stroll to the pristine Gymea Bay Baths Reserve, a bushland reserve providing access to the heritage-listed netted tidal baths on the Hacking River.
- Gymea Shopping Centre or Miranda Fair are both situated less than 7 minutes drive.
- Gymea Bay Public School is a walking distance for children from Kindergarten to Year 6.
- Cronulla Beach and shopping precinct is 8.5km drive.
- Embrace the quintessential coastal lifestyle and all that comes with it... swimming, fishing, bushwalking, boating, surfing and family picnics in popular parklands all available only moments from your doorstep.

Properties that tick this many boxes don't come around often. Call today to ensure that you don't miss out!

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