

# 119 Pacific Crescent, Maianbar, NSW 2230

PPD REAL ESTATE

## House For Sale

Thursday, 14 December 2023

119 Pacific Crescent, Maianbar, NSW 2230

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 793 m<sup>2</sup>

Type: House



Debbie Donnelley

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## Contact Agent

Beautiful views across the sparkling waters of Port Hacking set the scene for relaxed coastal living at this peaceful beach house on approx. 793sqm street-to-waterfront land with its own boatshed on the sandy shoreline. A tranquil retreat from the fast pace of city life, the two-level house is an ideal weekender or permanent home on a deep block with a sunny level lawn by the water's edge and a guest studio below the garage at street level. Light-filled and welcoming with a balcony for enjoying glorious sunsets, the entry level includes open-plan living and dining, streamlined kitchen, bathroom and laundry, while downstairs are a spacious bedroom, another balcony and under house storage. In a natural environment renowned as a fisherman's paradise with easy access to sand flats for catching flathead on a run-out tide, this idyllic property is 280m to Mainanbar village café and a few minutes' walk to a coastal nature trail leading to Bonnie Vale and Bundeena. - Approx. 793sqm street-to-waterfront land- Property title extends to high water mark- NW position with spectacular water views- 2-level house and studio below garage- Views from balconies on both levels - Spacious living & dining flows to balcony - Streamlined kitchen with breakfast bench- Caesarstone benchtops and dishwasher - Master bedroom opens to wide balcony- Bathroom with bath & separate shower- Laundry with sink, polished timber floors- Easy access to under house storage area - Studio with 2nd bedroom, bathroom, deck - Garage and driveway parking for 2nd car- Boatshed for storing aquatic equipment- Stairs down to boatshed and shoreline - Swim, kayak & paddleboard in quiet bay- 280m stroll to Mainanbar Beach Cafe- Close to coastal track leading to Bundeena- Minutes to nature trails and pristine beaches