

**12/55B Caves Beach Road, Caves Beach, NSW 2281**



**Sold Townhouse**

Monday, 23 October 2023

12/55B Caves Beach Road, Caves Beach, NSW 2281

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 205 m2**

**Type: Townhouse**



Shanti Page  
0249721522



Ben Casey  
0488334488

**\$1,212,500**

Nothing like your typical townhouses, these homes have so much more going for them, with a gorgeous garden setting, that you never have to mow or weed, without that concrete jungle and carpark feel, and the location is absolutely superb. Easy strolling distance to beautiful Caves Beach, and our lovely village-like, shops and cafe scene. There's an IGA supermarket, independent grocer, cafe, restaurant, chemist, butcher, gift shop, and so much more, all located in our gorgeous little seaside town. The fabulous Caves Beach Bar and Bungalows Hotel is virtually on the beach, and so close by, you can leave your car at home. A great place to enjoy a wine or beer, a la carte dinner, and listen to some live music on a cruisy Sunday afternoon, the feel is laid back and friendly. Whether you're downsizing to escape house work and yard work, to have more time to enjoy the great outdoors and traveling, or you're looking to cash in on your big house, and have some change left over to enjoy yourselves, these townhouses are a Godsend. With only 3 North East facing townhouses in existence, getting a chance to own one of these is like winning lotto! Every time one has come up for sale, it's been snapped up fast, and someone, or in some cases, lots of people have missed out. Highly sought after, these 3 end townhouses have the most open outlook and enjoy a vision of blue sky and green grass, with a no neighbour feel. Blessed with a true North East aspect, they're bathed in sunshine all day long in winter, and refreshed with cool sea breezes all summer long. You can kick back deck-side, either upstairs or down, and feel like you're in your own private retreat. Pet friendly, your pooch can come along, and sun bake on the deck, and run around on the grass, under your strict supervision of course. Likewise when grandkids or friend's kids visit, they can play on real grass, that you don't have to mow or look after, and you can keep an eye on them from your deck. Blessed with house-like proportions, these townhouses offer relaxed, easy, open plan living, with all the finishing touches, like Caesar stone bench tops, we expect in our homes today. Beyond the original, lovely features of air conditioned, contemporary open living, and a light filled kitchen, this townhouse has been tastefully customised to offer features not seen elsewhere, with a delightful butler's style pantry, beautifully complimenting the stone tops kitchen. Being an end town house, there's so much natural light with extra windows off the kitchen and bedrooms, being on the North East end, the sun and breezes also really make a difference too. A little larger, these end townhouses have another great benefit too, with extra parking available in front of their storage cage and 2 dedicated car parks, perfect for your extra toys. Back inside, discover a master suite option both upstairs and down. Originally designed with a master bedroom and ensuite style bathroom on the lower level, perfect as we get on in years or have elderly visitors, these owners created a master suite up top as well. Still fit and well, our owners loved the idea of a big bedroom suite that opened out onto their dreamy upstairs deck, where they could wake up every day to lots of light, sunshine and even a little dedicated view of the ocean, looking straight down Seaside Circuit to the sea. The perfect place to relax and catch a few rays in winter, and a magic place to unwind and enjoy an evening cocktail in summer. Be lulled off to sleep to the rhythmic sound of the ocean, and wake up to distant views out to Nine Mile Beach stretching from Blacksmiths to Redhead. Love the generous bedrooms up top, and their set away from both master bedrooms position. Appreciate the good looking contemporary bathrooms upstairs and down, and built in robes, and ceiling fans in all 4 bedrooms, with big built in linen storage too. Another tailored feature of this townhouse, is its well appointed laundry, with custom cabinetry installed, with plenty of overhead cupboards and a full size broom and storage cupboard, all made possible by changing the pivot door to a cavity slider. Keep a kettle or coffee machine up here if you like your coffee first thing and in bed! The photos tell the story but read on if you'd like to know more ...- North East facing open plan living below captures summer breezes & winter sun- Flowing out to a fabulous private deck, picture the puppy sunning itself outside- Watch kids/grandkids play out on the grass or just enjoy the serenity & privacy - Appreciate the easy flow from kitchen to open lounge & dining to a great deck - Love the open galley style kitchen & big window that lets in lots of natural light- As the chef you don't feel hemmed in & you get to enjoy an outlook as you cook- Custom butler's style pantry adds an amazing extra dimension & storage- Stainless steel appliances feature, with natural gas cooktop & dishwasher- Split system air upstairs & down for all season comfort for the rare extreme days- On the lower level you'll also discover a lovely guest bedroom, built in & ensuite- Head upstairs & be surprised by the sophisticated, retreat style big master suite- The look is luxurious with custom built in robe & split system air - With its own wonderful covered & spacious view deck, wake up to winter sun- Fall asleep to sensational summer sea-breezes & the ocean rocking you to sleep- Beyond this new luxurious master suite, there's 2 generous double bedrooms - Both light filled spacious double bedrooms feature built in robes & ceilings fans - All 3 bedrooms enjoy easy access to the contemporary second bathroom too- Both bathrooms feature floor to ceiling tiling & Caesar stone top vanities as well- Great built in storage features along with a study nook &

laundry/kitchenette - Renovated laundry now features bench & cupboard space unlike many others - Lovely landscaped grounds offer lawns & gardens that look great but need no care- Secure auto entry car park with 2 car-spaces, huge storage cage & extra parking Only 5 years young and chosen for its elevated North East premier aspect, position & size, this modern beachside town house promises the ultimate location, just strolling distance to the beach, cafe scene and local shops, yet set back from the road. It is beautifully quiet and enjoys an outlook to the East over the neighbouring very high-end beachside resort estate with distant views to Redhead Bluff in the North. With just the 1 neighbour, as far as terraces go, it is as close to the beach as they come, delivering light and airy contemporary living spread out over 2 spacious levels, with not the usual 3 bedrooms, 2 bathrooms & 2 cars configuration, but rather a unique 4 bedrooms, and 4 car spaces reality. Considering prices in the area in this location, this is exceptionally good buying with another terrace having just sold for \$1,210,000. If you're after a weekender escape, close to the beach, or you want to live like you're on holidays every day of the year, then this is a great investment and one property you don't want to let pass you by! All round, an absolute treat, this is a superb place to call home, or if you're lucky enough, your beach side weekender. Our owners are sad to leave, but heading back to Wollongong to do the right thing, by being there for their elderly Mum, but they've loved every minute here, they loved the neighbours, the location and their very unique and beautiful home ..... and we know you will too!