

12 Caitlin Crescent, Broulee, NSW 2537

BLACKSHAW

House For Sale

Friday, 17 May 2024

12 Caitlin Crescent, Broulee, NSW 2537

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 787 m2

Type: House



Pat Jameson

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\$1,000,000 to \$1,100,000

Escape to the tranquility of Broulee's coastal charm with this lovely four-bedroom, two-bathroom residence situated on a generous corner block with beautiful native gardens. This family-friendly home offers an abundance of space and modern comforts, allowing flexible spaces for family to be together or apart. The open plan living area is the heart of the home and features a well-equipped kitchen that overlooks the dining/living area. Sliding glass doors allow a seamless flow to the covered alfresco area the perfect space for entertaining and relaxing with family and friends. The additional carpeted living room is perfect for curling up with a book ensuring there's plenty of space for the whole family. The spacious main bedroom with walk-in-robe and ensuite is ideally located at one end of the property. The three additional bedrooms are light filled with built-in-robos and garden vistas. There is a large family bathroom with bath and shower, laundry with external access and the large double garage with internal access completes this appealing package. The property's unique corner block position offers a peaceful and private setting, surrounded by lush native gardens which attract a wide array of birdlife. Ideally located a short stroll from the beautiful beaches of Broulee, including the popular surf beach at South Broulee Beach and iconic Candlagan Creek this property offers the perfect blend of coastal lifestyle and convenience. With the Broulee Village shopping centre, cafes, and restaurants just a short walk away you will enjoy the lifestyle offered by this popular beachside village. There are excellent primary and secondary schools nearby and the townships of Moruya and Batemans Bay are within easy reach as is the airport at Moruya. Don't miss this opportunity to secure your dream home in one of the coastal regions most sought-after suburbs. Contact us today to arrange an inspection and make this wonderful property yours. Features include:- 4.2Kw solar system and solar hot water system - Family friendly layout with multiple living spaces- Covered alfresco area - Main bedroom with walk-robe and ensuite- Three additional bedrooms with built-in wardrobes- Family bathroom with bath and shower- Modern kitchen with electric cooktop and oven- Double garage with remote doors and internal access- 10,000 litre in ground cement rainwater tank and pump. This supplies water to outdoor taps, toilets and washing machine- Fully fenced and private flat yard with lovely native gardens- Rates \$3,055.08/a- Land size 787m²- Potential rent \$675 to \$725 p/w