

12 Kolang Street, Blacksmiths, NSW 2281



House For Sale

Friday, 12 April 2024

12 Kolang Street, Blacksmiths, NSW 2281

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 708 m2

Type: House



Shanti Page
0249721522



Ben Casey
0488334488

FOR SALE - View by appointment

Good luck finding something like this ever again in BlacksmithsThe garaging is like a machinery shed you would expect on a farm.The home is pure beach house and wonderfully one level, with all the must haves, like soaring ceilings, 2 separate living areas, massive open living, including a monster kitchen, all looking out to the backyard and pool, with super sexy ensuite, powder room, main bathroom and 4 fabulous bedrooms.There's even a new addition, granny flat like self contained studio with mezzanine living or storage above. Not even 300m to the sand, they don't come much better than this rare as hen's teeth, all done, completely move in ready, like new, tick all the boxes, expansive single level residence.Boasting a big, over 700m² rectangular shape block, ginormous, high, wide and deep rear garaging, oodles off street parking, with new side driveway access to the backyard, which will be re-sealed just prior to settlement, along with a pool and a substantial, yet not stupidly hard to look after or too big home.Within seconds of the beach and easy strolling distance of the Surf Club, this contemporary residence is the complete package, with fantastic features the whole family will love, including a new addition, granny flat like studio off the colossal garaging. Location wise, just 6 houses separate you from Nine Miles of famous surf and sand, with a track at the end of your street, for quick access swimming, surfing and fishing. So that should put a smile on the faces of all the outdoorsy types in the family. With a pool just off your new hardwood back deck, the crazy non-beach goers can still get wet and enjoy a swim without leaving home! If you've got one or two of those never leave the house, gamer kids or grandkids, who are allergic to the outdoors, don't stress, they'll be happy too, with every bedroom a double or bigger, they can never leave their room if it suits them! Open plan living with lofty raked ceilings and accent high set windows feature both front and back, letting you separate and watch different TVs when you can't decide on what to watch, or the footy is on and the non footy fans are up for a movie. The vast back living incorporates a mammoth kitchen with so much island and bench space it's not funny, perfect for dishing up brekky to kids running late for school or the gals and guys who like to yak while you cook up a storm.Boasting a lovely wide cooker and oven, there's no excuse not to keep the troops fed, even if it's just a never ending supply of party pies or sausage sandwiches, you should be able to smash out great Chrissy lunches for a crowd with plenty of prep, serving, cooktop and oven space.You will love the volume of big drawers and the almost butler's style hidden laundry, with its own external access.To die for bathrooms star, with a gorgeous ensuite, smoking hot main bathroom and sexy separate powder room perfect for guests and bigger families.For the boaty types, the boat in this shed is massive, it's high, it's wide and it's long and it fits straight in. Designed to take a caravan, your RAM style vehicles are an easy fit, park 3 chunky monkey trucks side by side and enjoy the extra garage space conversion to a self-contained, granny flat like studio, with open living and kitchenette, sexy bathroom, separate guest bedroom and mezzanine extra living, bedroom or storage up top. Incredibly low on maintenance, the large-scale improvements of house, garage and pool take up a fair bit of the oversized block, so there isn't a ton of mowing to do, leaving you free to enjoy your down time out on the water or travelling like these owners have, without the risk of coming home to a jungle.There is still room to add your own stamp, in terms of plants and landscaping, but the killer workload is all done here, with new houses and big renovations like this one, now blowing out big time, in terms of time, by years and years, and in terms of costs too, by hundreds of thousands of dollars.Having sold knockdowns on Ungala Road for \$1.65M and \$1.625M respectively and others closer to the highway, not the beach, selling for \$1.1M and \$1.2M, being able to buy all done and move in ready is pure gold!Otherwise you will be stuck paying rent for years on end, while you wait to build, and living in a dump while you get plans drawn up, approved and priced by builders, leaves a lot to be desired, and then there's council and the long wait for your finished product!

- Soaring ceilings & light filled living star front & back with high set lovely windows
- An impressive wide front door sure sets the scene for the wide hallway to come
- The front living flows to a master suite set away from the other 3 big bedrooms
- Like all the living it boasts lofty angle ceilings & amazing high set feature windows
- The spacious ensuite enjoys the same ceiling height & stunning window features
- Good looking & plentiful cabinetry, light up mirrors & deep shower add the extras
- Super walk-in linen press, sexy main bathroom & powder room flow down the hall
- Like the ensuite, both feature beautiful cabinetry & mirrors with a deep shower too
- A freestanding bath makes the bathroom & the separate powder room is perfect
- Running down the other side of the wide hall are 3 equally proportioned bedrooms
- They are all oversized doubles, with great built-in robes & modern ceiling fans too
- Out the back, the house explodes, with so much open living & towering ceilings
- Light filled, like the rest of the home, indoor plants just grow like crazy in this home
- The enormous kitchen enjoys an open style, classic entertainer's layout & colouring
- A stack of visitors can gather around the island bench without getting in the way
- Here you can cook up a storm, with maximum bench, cooktop

& oven space -? Appreciate a hidden laundry with butler's kitchen style look & functionality too -? Set up your coffee machine to the side & train a family member to keep it coming-? Loads of big drawers & a good size pantry & fridge space should keep you happy -? With an outlook to the indoor & outdoor living, keep an eye on the kids in the pool -? A combustion fire keeps things toasty in winter with ducted air throughout as well-? Louvred windows & ceiling fans circulate the summer sea breezes throughout -? So you really only need the ducted air for rare extreme hot or cold weather days-? Seeing is believing when it comes to the 4 vehicle+ wide/2 vehicle or so deep shed -? Set it up with mezzanine storage galore & enjoy space like a true machinery shed- Discover the new addition, contemporary guest house or granny flat like studio This is one heck of a lot of house, in one heck of a location, with one heck of a lot of garaging, and yet it isn't asking for a heck of a lot of money, especially considering what it would cost to do over, and what we have sold land, and homes in need of major renovation for nearby! A one off you won't find anywhere else, this home should definitely be on your list of must see property