

**13/6 Edgewood Place, Denhams Beach, NSW 2536**



**Sold Villa**

Wednesday, 6 December 2023

13/6 Edgewood Place, Denhams Beach, NSW 2536

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



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**\$700,000**

Located in a quiet leafy cul-de-sac in the beautiful beachside suburb of Denhams Beach with direct beach access from the nearby public footpath this appealing single level villa offers low maintenance living with three beautiful beaches on your doorstep. Featuring a thoughtfully designed light-filled floorplan the open plan dining and living flows seamlessly out to the sunny deck with northerly aspect and filtered ocean views the ideal place to enjoy a BBQ with family and friends after a day at the beach. The well-equipped kitchen features lots of storage, pantry and electric cooktop and oven. Comprising three bedrooms all with built-in robes, the main offering an ensuite and walk-in-robe. The family bathroom has bath and shower and the separate laundry and single lock-up garage complete this easy-care low maintenance property by the beach. Just 350m walk to the popular Surf Beach Shops, restaurants, cafes, hairdresser, Medical centre and public transport this beachside villa will appeal to those looking for a low key, easy care costal lifestyle. Whether you're looking for a permanent residence, a holiday getaway, or a smart investment, this property ticks all the boxes. Other features include:- Low maintenance brick and tile property- Single lock-up garage with internal access- Built-in robes to all bedrooms- Main bedroom with ensuite and walk-in robe- Reverse cycle air-conditioning in living/dining room- Large open plan living- Well-appointed kitchen with plenty of storage, dishwasher, electric cooktop and oven- Lovely established front gardens- Sunny outdoor deck with a northerly aspect and filtered ocean views- Rates \$2,627 p/a- Potential rent \$500 - \$550 p/w- Strata fees - \$3,400 p/a