

**13 Burke Street, Swansea, NSW 2281**



**Sold House**

Sunday, 5 November 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 645 m2**

**Type: House**



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**\$1,125,000**

A beautifully whisper quiet setting, in one of the least frequented streets in stunning Swansea North. It's rare to spot a car here that doesn't belong to a resident or visitor, which is fantastic for young kids, grandkids and your puppies. Everyone can safely ride or walk to the spectacular new boardwalk experience. You can see The Lake as you pull up to the property, and it's a tiny flat stroll to the start of the foreshore path that kicks off on The Lake edge. Leading you through to Coon Island's Sandy swimming beach, across the boardwalk to stunning Swansea Channel and it's fabulous cycle and walkway. Follow the path to Swansea's wonderful cafes, shops and restaurants strip. Cold Rock ice creamery is a new attraction for locals and visitors alike, the perfect spot to reward kiddies who've just learnt to ride their bike, and parents who've done all the teaching and encouraging! Location wise, this home's hard to beat. Then there's the gorgeous cottage itself, it's so welcoming, with its very inviting light, bright and airy, look and feel. It's the perfect size too, not so big that you're just a slave to housework, with no time left to get out and enjoy the beautiful outdoors, with breathtaking waterways virtually on your doorstep, with beautiful bush, beaches and national park just minutes from home. Boasting a perfect North facing traditional backyard, it's a great size, and complete with big covered outdoor living and entertaining, with a terrific level lawn for kids, grandkids and puppies to play. Promising terrific side access to a generous double garage, it's easy to park your boat, caravan and cars off street, with a generous shed or lawn locker behind the garage for your mower etc, leaving your garage tidy and free for your toys, like your tinnie and jet skis. Sun-drenched in winter all day long, I didn't want to leave this photo-shoot, it was just so warm and toasty in the backyard and the open living back inside. With the perfect shade in summer, thanks to a gorgeous big mango tree, I could see my kid self climbing that tree, gorging on mangoes with my cousins, making tree houses, great swings and spending endless summers playing tea parties and cowboys and Indians in its beautiful shade. Now I'm about to be a grandma, as my "some days" mature self ;), I can picture myself relaxing outdoors, enjoying the incredible covered outdoor living, while keeping a proud and watchful eye on a brood of grandkids at play, doing and loving all the same things I did when I was the same age. A hot and cold outdoor shower, is perfectly positioned around the side of the home for great privacy, and it's nice and close to the back door too. Wonderful for washing off Sandy kids, puppies and boards, after those endless days of summer swimming, boating and surfing adventures. So not a boring big project home, or massive multi story everything shines mega mansion, the vibe here is relaxed coastal living. Perfect for people who are more outdoors and lifestyle driven, who crave easy and breezy living, in a home that's welcoming, easy on the eyes and the hip pocket, leaving you time and cash to live the life you love, instead of being a slave to a house. Easy care brick, the two tone look is clever, sophisticated and contemporary charcoal blue facade from the street, with a warm white playful face for the backyard and outdoor living. Inside delivers 3 light bright and airy bedrooms, roomy open living that flows to casual dining off a classic white stone tops kitchen, with an upgraded super practical 3 way bathroom and an extra toilet off the lovely modern laundry. The light, bright look and feel will win you over, and the amazing Northerly orientation will make for fabulous winter and summer living, with warm sunshine and cool sea breezes exactly when and where you want them, all in a location you can't not love! Easy care brick home, but painted for a more contemporary look. Lovely hardwood decks dress both the front & back of the home. Sip your winter morning coffee out front on your sunny easterly deck. Enjoy a glass of wine on your back deck chasing the last of the winter sun. Love the cool sea breezes on your back deck on hot summer afternoons. Spill out to really large covered outdoor lounge, dining & entertaining. Enjoy a flat easy care backyard where kids & puppies can play all day. Appreciated great side drive access to a big old school double garage. Down the back, love the big mango tree shade & extra shed for your mower. There's extra yard behind the garage perfect for a veggie garden & chooks. It's a great place to park the puppies when you have non doggy guests. Inside is a feast of sun drenched, light, bright & breezy, very inviting living. Timber floorboards throughout add to the Lake House, character cottage & homely feel. A private entry foyer, means no one looks into your bedrooms or living. Bedrooms are well placed, allowing the open living to flow out to the backyard. The upgraded very practical 3 way bathroom is handy to the bedrooms. A second toilet off the new laundry is perfect for guests, both inside & out. Appreciate built in double linen in the hallway & robes in 2 bedrooms. A classic white, stone tops modern kitchen, looks great & functions well too. You can keep an eye on the kids or grandkids playing in the backyard. While you stack the dishwasher or organise the evening meal. Split system air & ceiling fans take the edge off & help work the breeze. Plantation shutter beautifully dress the front facing bedroom windows. LED lighting gives instant bright white light & keeps energy consumption low. Stacks of discreetly placed solar certainly helps with rising energy costs. A home that is easy & oh so enjoyable to live in, in a location you will love. Are you ready to take the step to a better lifestyle,

seconds from the water, and forget being chained to a huge mortgage and a slave to a big house in the boring burbs? Opportunities like this don't come up often, with most homes in Swansea needing lots of work before you can relax and enjoy them, so don't sit back and relax now, get in the car, and relax when you get here and once you've done the deal and bought into paradise!