

# 13 Del Rio Drive, Copacabana, NSW 2251

## Sold House

Tuesday, 12 December 2023



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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 740 m2**

**Type: House**



Trudy Baron  
0411600803



Deb Hutchings  
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**\$2,200,000**

Embrace the true essence of coastal living with this residence, boasting a harmonious blend of style, space, and convenience and located just a 100 metre flat walk to beautiful Copacabana Beach. This 3 bedroom home plus study presents a rare opportunity. Feel the sand between your toes, catch the waves, or simply stroll to the local cafe's and restaurants. With the convenience of such close proximity, beach walks can become an integral part of your everyday life. The open plan living area with soaring, vaulted ceilings creates an ambiance of spaciousness and airiness. With not one but two living spaces, there's ample room for relaxation and entertainment. The master bedroom features its own ensuite bathroom and walk-in-robe with bedroom two generous enough in size that it could easily be split into two bedrooms if you needed the extra accommodation. Bedroom 3 overlooks the property's private courtyard, an ideal spot for savouring your morning coffee. The rear wrap around deck and level yard provides an inviting space for entertaining your family and friends or for outdoor activities for the kids. A remote control single garage is also provided plus plenty of room for off street parking. Don't miss out on the opportunity to make this coastal haven your own. Enquire now to secure your slice of Copacabana paradise and experience the allure of beachside living firsthand!

- 100 metre flat walk to the beach
- 3 Bedrooms (potential for 4th bedroom) all with built in robes
- Separate study
- Air conditioning provided to the main living area
- Ensuite to main bedroom
- Kitchen servery to rear deck
- Large rear wrap around deck perfect for entertaining
- Single remote control garage
- Landscaped gardens & 740m<sup>2</sup> block

Particulars  
Land Size 740m<sup>2</sup>  
Rates \$2,456 p.a.  
Water Rates \$729 p.a.

Disclaimer: In preparing this information, Change Property has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.