

13 Kauzal Crescent, Surf Beach, NSW 2536

BLACKSHAW

Sold House

Saturday, 2 September 2023

13 Kauzal Crescent, Surf Beach, NSW 2536

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 5044 m2

Type: House



Sandra Masters

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Contact agent

Bidding Guide: \$1,100,000 to \$1,200,000 Impressive in both size and design, this immaculate single level family home offers style, comfort, and quality. Tucked away into it's unique and spacious parcel of land offering privacy and tranquility with a lovely outlook including garden views from every room and lovely filtered ocean views from the kitchen, dining, living areas and decks. With its warm ambience and inviting spaces, it's more than a house; it's a home. The generous living areas flow to outdoor decks to enjoy the northerly aspect and to relax and entertain while enjoying the views and sea breezes. Located in a prestigious cul-de-sac and set on 5044m² it is easy to forget that you are only minutes from three pristine beaches and popular Surf Beach shops. Bathed in natural light the open plan living areas and kitchen are at the heart of the home and offer a seamless flow from living and dining room through to the kitchen, informal dining and family room. Each space overlooks the lovely, landscaped, gardens and the large timber deck is perfectly positioned to take in the spectacular evening light and views. The new gourmet kitchen embodies both form and function with stylish custom cabinetry, quality appliances including a Miele full surface induction cooktop and electric oven, warming drawer and whisper quiet Schweigen ceiling extractor fan and a large breakfast bar. Boasting a spacious main bedroom with walk-in-robe and luxurious ensuite. The other three bedrooms are all generous in size and have built-in-robos. There is currently a double lock-up garage with a studio/study space at the rear ideal for those working from home, or this could be easily converted back to a four-car garage for all the toys! This home is an excellent location surrounded by quality homes and is ideally positioned to capture views and sea breezes. The landscaped gardens featuring orange, lemon and apple trees have been thoughtfully planted to add privacy as they mature with minimal maintenance in mind. Perfect for growing families' and retirees alike properties of this size and calibre are rare to the market and an inspection is a must to appreciate this lovely home. **Pest and Building Reports available upon request** Features include:- 6.63kw solar system-Town water and additional water tank- Recently painted throughout internally- New kitchen with custom cabinetry and high-quality appliances (installed 12 months ago)- R/C air-conditioning in living room- New railings and glass balustrade on main deck- New carpet throughout and new window furnishings (except the main bedroom)- New blinds throughout - including double blinds in the front bay window- New LED lighting and light switches throughout- New locks on windows and doors- New toilets in bathrooms- New motors to both garage doors- Family bathroom with bath and shower- Large separate laundry- Fully fenced to the boundary- Gated access to both sides of the house - easy for boat or caravan- Lovely outlook with distant ocean views- Enjoy sea breezes and warm winter sun from the multiple outdoor decks and patios- Land size 5,044m²- Rates \$2,118 p/a- Potential rent \$700 - \$750 p/w- UCV \$695,000