

13 Richardson Avenue, Boat Harbour, NSW 2316



House For Sale

Thursday, 14 December 2023

13 Richardson Avenue, Boat Harbour, NSW 2316

Bedrooms: 5

Bathrooms: 2

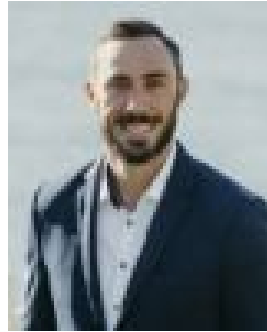
Parkings: 3

Area: 632 m2

Type: House



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UPCOMING FEBRUARY AUCTION

If location and lifestyle is what you are searching for, this beach abode takes the cake. Located on a tightly held street in the lovely coastal hamlet that is Boat Harbour is this well loved home. Positioned right near multiple beaches, Tomaree National Park and surrounded by a lovely community of families and retirees. This is an area that people have been holding dear as it is one of few unspoiled coastal towns left on the coast. Making your way past the decades-old Japanese style gardens at front and you'll find yourself making your way up to the entrance of the top floor. From there you will be welcomed by a freshly painted, bright and airy interior. Lots of windows and doors access the front and back decks allowing for light and cooling Seabreeze's to cruise through the home. The young stone-topped kitchen is positioned right near the rear entertainment deck and looks out to the rainforest oasis at rear. A serene atmosphere to host friends or family or to enjoy all on your own. The main living and dining area is a lovely space to sit back and relax and take in the cool coastal air. There is a split-system to keep the home comfortable year-round or during the colder months the wood fireplace will keep the home cozy and warm. The upper floor has three bedrooms, two with access to the small front balcony and the other has direct access to the main bathroom. Taking the internal stairs to the lower level and you will be transported to an area that exudes comfort, coziness and a sense of the 70's. Timber ceilings and a view out to the Japanese gardens elevate the vibe and character found here. There is a functional kitchen and separate access way allowing this space to be completely separate for extended family to live, as a holiday let or another space to break out to. With another open plan living and dining space and two more bedrooms here there is plenty of space on offer. For parking the carport leads through to the back yard and an extra double garage. Ideal for anyone with a small boat, with extra toys or wants a space to tinker. The access also allows easy access for trades to access the backyard and add a pool*, further improve the shed or landscaping. Just a moments walk from the home is the lovely Boat Harbour beach that allows launching small watercraft, the beautiful Kingsley Beach and the secluded Little Kingsley. There are lots of walking trails and the new Tomaree Coastal Walk that will keep any adventurer busy. Opportunities like this are extremely rare in Boat Harbour. Contact our friendly sales team to find out more or to book your private viewing. *STCA