

# 14 Sunnyspot Boulevard, Catherine Hill Bay, NSW 2281



## House For Sale

Wednesday, 3 January 2024

14 Sunnyspot Boulevard, Catherine Hill Bay, NSW 2281

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Darin Butcher  
0414920949



Toby Butcher  
0448844859

**\$1,500,000 - \$1,650,000**

The exclusive "Beaches Estate" in Catherine Hill Bay presents an extraordinary double storey home built by the award-winning McDonald Jones homes. This elegant abode offers a lifestyle many can only dream about, nestled amongst sprawling national parks with multiple walking tracks and beautiful beaches. Be welcomed home by the stunning 2.7m high ceilings, gorgeous timber-look hybrid flooring and the luxury of ducted air conditioning throughout. The impressive residence boasts four generous-sized bedrooms with the master offering a grand, private ensuite and walk in robe, the convenience of a well-appointed home office as well as a separate study area upstairs. Capture core family memories in the sun kissed open plan living, snuggle up by the cozy gas fireplace with sandstone feature wall and cook up a storm in the immaculate kitchen featuring 40mm ceaser stone bench tops, quality smeg appliances and complimented by the sought-after butler's pantry. Desires continue to be exceeded with the expansive outdoor entertaining area, perfect for hosting family and friends while watching the kids shoot hoops on your own private 1/8 field basketball court or sit back and relax in the heated swim spa. Sitting on a rare 764sqm (approx..) block, this property is ideally located close to national parks, walking tracks and beautiful beaches while being a short drive to local shops, schools and the pacific highway. - Ducted air conditioning - 1/8 field basketball court - Heated swim spa and outdoor shower - Gas fireplace with sandstone feature - 13KSW solar system - Ideally located close to national parks, beaches, local shopping centers, schools and the pacific highway. **DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, The Wiseberry Heritage Group, does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative only.