

# 142B Rothery Street, Bellambi, NSW 2518

## Duplex/Semi-detached For Sale

Tuesday, 11 June 2024

142B Rothery Street, Bellambi, NSW 2518

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: Duplex/Semi-detached



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## Price Guide \$1,350,000 - \$1,450,000

Set in a dream walk-to-the-beach location, this beautifully presented four-bedroom, two-bathroom duplex offers relaxed family luxury and easy entertaining just 11 minutes from Wollongong (approx.).

**LOCATION** Those seeking a picture-perfect coastal lifestyle will fall head over heels for this superb location, where conveniences are within easy reach, the city is moments away, and the beach is just a stroll from your front door. Walk to GF Eats in five minutes (approx.) for a great morning coffee or brunch with friends, or stop off at Olive's Café to grab a takeaway to enjoy as you stroll along the sand at Bellambi Beach, an easy walk from home. The local grocer is a six-minute walk away (approx.) promising enviable convenience, while Corrimal's bustling shopping and dining precinct awaits just five minutes from home (approx.) and Wollongong's CBD is only 11 minutes away (approx.). Families will appreciate the easy walk to Bellambi Public School and Holy Spirit College and the short bike ride to Corrimal High School, while city workers can stroll to Bellambi Station for an easy rail commute to Wollongong or Sydney.

**PROPERTY** Exuding relaxed contemporary luxury, this mindfully designed duplex offers spacious family living and easy outdoor entertaining. The upper level is devoted to rest and relaxation, with four bedrooms offering inviting retreats to escape to. The large master boasts twin walk-in robes and a sparkling ensuite, while the three additional bedrooms are all appointed with built-in robes and share the luxurious main bathroom, where a double vanity, deep bathtub and shower are complemented by a separate toilet and the downstairs guest powder room. On the lower level a dedicated media room invites you for a family movie night, and the sun-drenched open-plan living area offers a superb family hub, showcasing generous dining and living zones and a beautifully appointed stone-topped kitchen. Sliding doors invite you to dine and entertain alfresco on the covered patio, while the neat-as-a-pin back garden beyond provides plenty of outdoor play space for the kids to enjoy. Ducted heating and cooling ensures your constant comfort, the walk-in laundry and under-stair storage add convenience, and the secure garage ensures effortless off-street parking.

**LIFESTYLE** Designed for easy living and positioned for dream coastal living, this home promises a fantastic lifestyle for the whole family. Don't miss your chance to make it yours. Call today to arrange an inspection.