

# 15 Bellbird Close, Surfside, NSW 2536

**BLACKSHAW**

## House For Sale

Tuesday, 12 March 2024

15 Bellbird Close, Surfside, NSW 2536

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1300 m2

Type: House



Jessica Williams

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## **\$845,000 to \$895,000**

This meticulously renovated home, situated at the end of a quiet cul-de-sac and within 900m of Surfside beach, is the epitome of versatile coastal living. Carefully designed to cater to every lifestyle, this residence seamlessly blends relaxation and style. Embrace the warmth of the Northern sun in the downstairs games room and rumpus or indulge in the comfort of a self-contained 1-bedroom accommodation featuring a living/dining area, bathroom with laundry facilities, and a well-appointed kitchenette. Upstairs, an updated kitchen, open-plan dining, and a spacious living room take advantage of the northerly aspect, flowing effortlessly to a balcony set in an elevated position with a private tree-lined outlook. The well-thought-out layout ensures each family member has their own space, both upstairs and down. Three generous bedrooms, including a master with balcony access and a serene tree-lined view, share a family-style three-way bathroom, adding to the overall functionality of the home. Situated on a generous 1360SQM block adorned with lush native gardens, this property not only exudes curb appeal but also offers practical features such as a huge double garage and double carport with ample space for a boat, ensuring all your storage needs are met. Conveniently located approximately 3 minutes' walk from local IGA 3 minutes' drive from Batemans Bay CBD and just 2 minutes' walk from the beach, this prime residence is not only an ideal family home but also offers the convenience of being 2 hours from Canberra and around 3.5 hours from Sydney. Seize the opportunity to make this versatile and stylish coastal retreat your own! Features: - Hybrid timber look flooring - Air Conditioning heating and cooling - Ceiling fans - Rendered brick - Land size 1300m2 - Rates \$2849.85 - Potential rental return of \$575 to \$625 per week