

15 Pass Avenue, Thirroul, NSW 2515

House For Sale

Thursday, 22 February 2024

15 Pass Avenue, Thirroul, NSW 2515

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Ethan Hennessy
0242675377



Shawn Condello
0242675377

Price Guide \$1,400,000

Pretty as a picture and set on a whopping 673 sqm (approx.), this captivating period home offers an outstanding opportunity for renovators seeking an exciting project in a prime coastal location. Elegant period features provide the perfect inspiration for a superb old-meets-new makeover, while stunning garden surroundings offer an idyllic setting for coastal living. LOCATION Situated within a tranquil, leafy pocket of Thirroul, this address offers that wonderful 'away from it all' feeling whilst still placing every convenience within easy walking distance of home. Stroll to local cafes, eateries, and the Thirroul Library in just nine minutes (approx.), or walk to the cosmopolitan heart of Thirroul Village in 16 minutes (approx.) to immerse yourself in its renowned café and dining scene, browse the boutiques, and enjoy the convenience of Coles and a selection of gourmet grocers. Some of the region's most beautiful beaches are just moments from home, with Thirroul Beach just five minutes away (approx.) and McCauley's Beach and Sandon Point Beach both only four minutes from home (approx.). Families will appreciate the walking distance proximity to both Thirroul Public School and St. Michael's Catholic Parish Primary School, while Bulli High School welcomes the big kids just five minutes away (approx.). Nearby freeway access means you'll have a smooth city commute, with Wollongong just 20 minutes away (approx.) and Sydney 72-minute (approx.) drive from home. Alternatively, walk to Thirroul Station in 12 minutes (approx.) to benefit from regular city-bound trains. PROPERTY Set behind a huge north-facing front garden oasis, this enchanting weatherboard is set to delight buyers seeking a comfortable home with history, character, and plenty of potential for a dream makeover. Two bedrooms include a large master highlighted by a stunning heritage fireplace and front garden views, with the second bedroom enjoying direct access to the front balcony. Free-flowing but distinct living spaces ensure plenty of room to move, with an effortless connection between the well-appointed kitchen, open-plan living/dining, and generous study area – the ideal work-from-home base. An older-style bathroom is complemented by a separate toilet adjoining the large walk-in laundry, while polished floorboards, split-system heating and cooling, and an abundance of natural light add extra appeal. Outside the idyllic front garden is complemented by a smaller back garden, where an entertaining patio overlooks a neat and very private outdoor space fringed by established hedging. Offering endless inspiration, this property is set to excite renovators with heart and imagination keen to create something really special. LIFESTYLE With the village within easy walking distance, sought-after schools a stroll away, and stunning beaches only moments from home, this is a superb opportunity for buyers seeking a dream coastal lifestyle. Don't miss your chance to come and see the potential for yourself. Call today to arrange a viewing.