

**16 Grahame Drive, Macmasters Beach, NSW 2251**



**House For Sale**

Friday, 3 May 2024

16 Grahame Drive, Macmasters Beach, NSW 2251

**Bedrooms: 3**

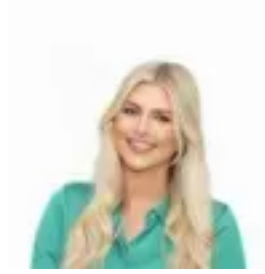
**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Baraka Leporte  
0243601717



Natalie Fraser Watson  
0243601717

## Guide \$1.89m, Auction Concluding 11th June @ 3pm

Nestled in a tranquil, tree-lined street, this picturesque property offers a prime opportunity that seldom comes along. Positioned on a tightly-held street, one of only two exclusively located in Bouddi National Park, you're just 450m away from the rainforest walking trail leading to the stunning and secluded Little Beach. This coveted street is ideal for anyone looking for peace and privacy while being just minutes from Macmasters Beach, Killcare and all the amenities. Surrounded by beautiful bushland, this contemporary home features spacious and stylish interiors combined with sensational outdoor spaces. Three chic bedrooms include ceiling fans, built-in robes and leafy views. The luxurious main bedroom features a walk-through robe, a sizeable ensuite, high ceilings and sliding door access to the back deck and gorgeous grounds. A light-filled living room with large windows gazes over treetops and a fantastic outdoor entertainment area where you can invite friends for a BBQ and relax with a drink in hand. The recently remodelled kitchen features an oversized kitchen island/breakfast bar, Bosch 6 burner gas cooktop and oven, striking monochrome colour scheme and plenty of storage and bench space. A handy butler's pantry gives you additional space for keeping appliances out of sight. The deluxe dining zone boasts soaring ceilings and floor-to-ceiling windows showcasing the sparkling saltwater-chlorinator pool. Framed by sandstone pavers and tropical palms, the offers year-round enjoyment, whether swimming or enjoying the view. Seamlessly connected to the dining area, a covered outdoor deck provides a peaceful spot overlooking lush lawn and bushland where you can soak up the serenity of your national park surrounds. There's plenty of off-street parking with two tandem double garages, which can be used for cars or as a recreational room, teen retreat, office space or man cave. Along the driveway, there's ample space for parking up to five cars or housing a boat, trailer or other recreational vehicles. Whether you're looking for the ultimate lifestyle residence, a perfectly positioned weekender in a sought-after location, or an impressive holiday rental, this exceptional property ticks all the boxes. Features:

- Contemporary coastal home available for the first time in years positioned in a coveted Bouddi National Park street 450m from the walking trail to Little Beach
- 3 chic bedrooms, all with ceiling fans, carpet and built-in robes
- Spacious main bedroom suite includes high ceilings, walk-through robe, ensuite with shower and toilet, air conditioning, louvre windows and direct sliding door access to the beautiful back deck
- 2 modern bathrooms, the luxe main bathroom includes a generous floorplan, attractive tiling, claw-footed bath, plantation shutters and a separate toilet
- Contemporary kitchen was renovated 2 years ago and includes a premium Bosch gas cooktop and oven, a dishwasher, a sprawling kitchen island/breakfast bar with hidden storage, ample bench space for food prep, and an adjacent butler's alcove housing the laundry and other appliances
- Stylish, light-filled living area overlooks treetops and an outdoor entertainment area
- Deluxe dining zone features air conditioning, high ceilings, ceiling fans and stunning floor-to-ceiling windows showcasing the pool and scenic surrounds
- Timber flooring, louvre windows and plantation shutters provide trendy touches throughout
- Enjoy 2 fantastic outdoor entertaining areas: a back covered deck overlooking the lush backyard and a front private seated area with space for a BBQ, outdoor furniture and firepit - plus a covered side access area
- 2 double garages arranged tandemly can easily fit 4 cars. Or use the front garage as a recreational space/home gym. Plus, there's plenty of off-street parking for up to 5 cars
- Pristine saltwater-chlorinator pool with stunning sandstone pavers and tropical palms
- Back garden shed for additional storage
- Front gate with coded entry and high fencing offer privacy and security
- 450m walk to the scenic bushwalking trail leading to picturesque Little Beach, 4 min drive to Macmasters Beach
- 10 min drive to Kincumber Shopping Village, 50 min commute to Sydney along the M1