

**16 Smith Street, Broulee, NSW 2537**



**House For Sale**

Thursday, 15 February 2024

16 Smith Street, Broulee, NSW 2537

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 835 m2**

**Type: House**



Kylie Lee  
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Steven Mason  
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## By Negotiation

This original family home has been in the family for over 50 years, nestled only one street back from the prestigious and highly sought after Broulee Beach. Broulee offers a barefoot and relaxed vibe and is renowned for its epic surf breaks, surrounded by crystal clear waters, wide stretch of sandy beaches and nature reserve. Often filled with kids on bikes, beach towels on decks, surfboards on roof racks, this really is a place to create memories. You can hear the sound of the waves and smell the balmy ocean air from this property. Only 310m from the beach this home offers multiple opportunities, you could simply live in the home and enjoy the beach life or demolish the home and build a duplex pair (subject to council approval), or renovate the existing home, maybe even build your dream home or just rent this property out, it's a great opportunity either way. This charming house boasts a spacious and well-designed layout, perfect for both comfortable living and entertaining. The open-plan living, dining and kitchen areas radiate natural light and water views, creating a bright and airy ambiance. The home offers two generous sized bedrooms with the master bedroom filled with natural light and views of the ocean, each offering a peaceful retreat at the end of a long day. A good size family bathroom will accommodate the family and additional guests with its sizable offering. Outside is a blank canvas with a great size yard to create your garden of your dreams or just enjoy the open block. The property also includes two spacious carports, providing parking and additional storage space.

- Elevated ocean views
- Great surfing, boating, paddle boarding (suitable for all levels)
- 2 bedrooms
- 2 bathrooms
- Open plan dining/living area overlooking Broulee Beach
- 835m<sup>2</sup> block
- Zoned Low Density Residential
- Rear and front facing deck
- Fully fenced in section

With easy access to the Princess Highway, public transport, local schools, restaurants and bars and local amenities, this is a home that is sure to provide its new owners with endless opportunities and a fantastic lifestyle. You won't want to miss this opportunity! Arrange a viewing today and experience the charm and potential this property has to offer. For more information, please contact Kylie Lee from Ray White Batemans Bay today to arrange a private inspection and experience the beauty of 16 Smith St, Broulee.