

17 Blue Gum Avenue, Sandy Beach, NSW 2456



Sold House

Thursday, 14 September 2023

17 Blue Gum Avenue, Sandy Beach, NSW 2456

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Mark Peel

0417452639

Contact agent

Located in a very quiet street, with an unbelievable 265 metres walk to the beach & Café is only the beginning! This contemporary, 270 m² built home, featuring clean lines, ample storage and north facing natural light that epitomizes throughout. Discreet from the street, the foyer area features cloak cupboard, reset wall with warm down lights, over indoor planter, creating a relaxed entry. For those that may work from home? The office or study is conveniently placed at the front in the event you may have clients. Hall features ample width, through to the light-filled east & north facing, main living areas with kitchen and all its modern appliances including gas cook top, electric oven. The Breakfast bar positioned to catch the winter morning sun light. The Second living has been designed to stay in touch with the kitchen for a relaxing lounge and dining area. From here the serene vista view is overlooking the undercover entertaining area, complete with remote controlled screens for nighttime or morning sun. The heated pool with its waterfall cascading in the background really sets the mood in this very private oasis. This includes the second outdoor entertaining area ready for the BBQ & friends. Low maintenance in mind, the home is fully landscaped with nothing to do except put your feet up. Entering back inside, for the family that needs space there are three living zones which are catered by 2 reverse cycle air conditioners and Fans throughout. Ground level has 3 spacious bedrooms complete with robes, fans and plantation shutters for that beach style will impress. 1 of the 3 bedrooms features its own ensuite lending itself to the perfect guest room with the two other bedrooms conveniently placed around the main bathroom. Upper level has the ultimate east facing, parents retreat for your own lounge experience. From here, the light filled master bedroom is spacious, complemented with 3 robes and modern ensuite. Serene nights will be spent with only the sound of the ocean lapping in the background. Entry level is the auto double garage, with internal access and generous storage area behind for those extras every family has. The home is powered with 6 KLW solar panels, Both gas and electric hot water. 4 Bed 1 Study 2 Car 3 Bath

\$1,800,000 3 living areas, 2 ensuites. Fans throughout 2 outdoor living zones, ample storage 6 kw solar panels, 2 reverse cycle air conditioning units. Heated pool, cascading waterfall, pool pump house Low maintenance landscaped throughout. 265mtrs to beach & café Both gas & Solar hot water units approx. 575m² block, 270m² built home. Rates \$3,740.00