

17 Pacific Street, Mossy Point, NSW 2537



House For Sale

Wednesday, 29 May 2024

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Bedrooms: 4

Bathrooms: 4

Parkings: 3

Area: 1239 m2

Type: House



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\$1,650,000

Stroll down to the iconic Mossy Café, where you can grab a morning coffee and start your day. Enjoy a leisurely kayak or paddleboard on the Tomago River or catch some waves at one of the coast's premier surf spots, this property is all about lifestyle. Located in the heart of Mossy Point, this much-loved family home embodies the essence of coastal living. With its light-filled interiors featuring large picture windows, perfectly designed for seamless indoor to outdoor living with large entertaining deck overlooking the pretty rear gardens. Situated on a spacious 1,239m² block, the property boasts established gardens with citrus trees and vegetable gardens offering tranquillity and privacy. Whether you're looking for a relaxing retreat or holiday haven, this idyllic coastal home has it all. The sunlit expansive open plan living and dining is the heart of the home with a slow combustion fireplace and R/C air-conditioning for all year-round comfort. The adjacent family kitchen features timber cabinets, walk-in-pantry, breakfast bar, plenty of bench space and storage. Step out from the kitchen and into the ultimate entertainment zone, the expansive covered deck is designed for relaxing and entertaining with family and friends with TV and lighting. This is the perfect spot to catch up on your favourite sports with mates, and a BBQ after a day on the water. Upstairs also comprises two spacious bedrooms with built-in-robos and ceiling fans, family bathroom with bath and separate toilet. Downstairs is perfect for flexible living options boasting a spacious main bedroom with walk-in-robe and stylish ensuite with double vanity and walk-in shower. As well as a separate self-contained unit with kitchenette, bathroom and large bedroom/sitting room – ideal for additional guests or as a source of additional income as an Airbnb or rental. Venture out to the fully fenced garden with drive through access and you'll love the large outdoor space perfect for kids to run and play, or for you to unwind with a good book in the sun. The converted garage/shed to the rear is perfect for extended family and friends with its large living area with pool table, kitchenette, bathroom and entertaining patio. There are additional two garages with internal access and two separate driveways which means you don't have to choose between the boat and the caravan – bring them both. This is a rare opportunity to join the enclave at Mossy Point and enjoy the relaxed coastal lifestyle you've always dreamt of. Features include:

- Offers wonderful flexible living options and accommodation for growing families and extended guests
- Recently installed hybrid timber flooring and carpet throughout
- Open plan living and dining with slow combustion fireplace, ceiling fans and R/C air-conditioning
- Large family kitchen with walk-in-pantry, breakfast bar, electric cooktop and oven
- Large covered entertaining deck with tiled flooring, wall-mounted TV and built-in glass side wall for privacy
- 2 bedrooms upstairs with double block-out blinds, carpet, ceiling fans and BIRs
- Two-way family bathroom with bath and separate toilet upstairs
- Understairs storage
- Large main bedroom downstairs with walk-in-robe and large ensuite
- Downstairs self-contained one-bedroom unit with kitchenette, bathroom and large bedroom/lounge
- Separate laundry with external access
- Converted garage at rear with large living area with pool table kitchenette, bathroom, laundry, additional storage and entertaining patio
- Side gated fully fenced garden with citrus trees, vege patch, 2 x garden sheds and firewood shed
- Single lock-up garage with extra space for a trailer and workshop
- Two separate driveways with gated access
- Iconic Mossy Café at the end of the street
- Short stroll to river – perfect for kayaking or catching a break
- Land size 1,239 m²
- Potential Rent \$700-750 p/w
- Rates \$3,238.76 p/a
- UCV \$731,000