

17 Prentice Avenue, Old Erowal Bay, NSW 2540



Sold House

Wednesday, 18 October 2023

17 Prentice Avenue, Old Erowal Bay, NSW 2540

Bedrooms: 6

Bathrooms: 4

Area: 695 m2

Type: House



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\$815,000

If you're looking for a low maintenance coastal home that is move-in ready and positioned at the end of a quiet cul-de-sac and just a quick 2 minute from the scenic Erowal Bay Waterway, this ones for you. 17 Prentice offers a special chance for a comfy and convenient lifestyle. This property has two separate buildings, each with its own attractive features. With four bedrooms and two bathrooms, there's plenty of room for a growing family. The sturdy steel-framed construction provides durability and peace of mind. Three of the bedrooms have built-in closets for practical storage, and the fourth bedroom comes with its own private bathroom and a reverse cycle air conditioner, providing a secluded retreat for guests or family members. The recently updated bathrooms and kitchen add a touch of modern style Plus, the split-system air conditioning ensures comfort during hot summer days. The Additional Dwelling With two bedrooms and two bathrooms, this dwelling is perfect for extended family members or as an additional rental option. The main bedroom is spacious, accommodating a King-sized bed and featuring a large built-in wardrobe, ducted air conditioning, and a ceiling fan. Its private bathroom is easily accessible through double sliding doors leading to the outside. The second bedroom comfortably fits a double or queen bed and also has a built-in wardrobe and ducted air conditioning. The granny flat has its own entrances and includes a well-equipped kitchen with a dishwasher, making it ready for immediate occupancy. The Granny Flat is awaiting the extended family or tenants for a second income. fitted already with a separate water main, access down the side & your own parking bay, its ready for you to move in & use this property to its fullest potential. Additional Features Include: • Solar hot water system for energy efficiency. • Rainwater tank for sustainable water usage. • Scratch-resistant floating floorboards for durability and style. • Fully fenced yard with near-new fencing for added privacy. • Security doors for peace of mind. • Split-system air conditioning for comfortable living. • Dishwasher in the kitchen for added convenience. • Ceiling fans for temperature control. • Abundant natural light for a warm atmosphere. • Large entertaining area with weather blinds for year-round gatherings. Dont miss out on this outstanding opportunity to own a property that provides the best of both worlds. With its roomy main house and fully equipped additional dwelling, this property caters to various needs and lifestyles. The blend of modern features, including updated bathrooms and kitchen, gleaming hardwood floors, and split-system air conditioning, ensures comfortable living in the main residence. Meanwhile, the fully equipped additional dwelling, with its own entrances, kitchen, and bathrooms, offers flexibility and the potential for rental income. The outdoor spaces, including a spacious entertaining area and low-maintenance gardens, create a perfect backdrop for a convenient and enjoyable lifestyle.