

**17A Bexhill Avenue, Sussex Inlet, NSW 2540**

**Sold Duplex/Semi-detached**

Monday, 13 November 2023



17A Bexhill Avenue, Sussex Inlet, NSW 2540

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 385 m2**

**Type:**

**Duplex/Semi-detached**



Trish Broome

**\$585,000**

This contemporary duplex, constructed by Hotondo in 2021, has proven to be a thriving rental property, serving both holidaymakers and long-term residents over the past two years. Ideal for those seeking an affordable, spacious, and modern residence, this property is nestled within a new estate, just minutes away from the town center. The area boasts a cutting-edge club overlooking the picturesque Sussex Inlet waterfront, a family-owned IGA, delightful bakeries, cozy cafes, and diverse eateries. Moreover, it offers convenient access to nearby shopping and dining destinations, including Milton, Huskisson and Nowra, all reachable within a short 29-minute drive. For those who appreciate the charm of coastal living, this duplex is merely a 5-minute drive from the inviting cafes and scenic waterways of Sussex Inlet. Additionally, it is conveniently located just 4-minutes away from a deep-water boat ramp on River Road, catering to boating enthusiasts and nature lovers alike. Property features:- Three bedrooms with ensuite and full bathroom- Open plan kitchen, dining and lounge areas- Stone bench tops, dishwasher and gas cook top- Sliders to tiled undercover entertaining area- Floating timber floors and ducted air-conditioning throughout- Main bedroom with large walk-in robe and built-ins in two bedrooms- Walk-in linen, carpet in bedrooms and vertical blinds throughout- Unlimited gas hot water, reverse cycle air-conditioning, 4KW solar - Landscaped gardens with a fully fenced yard - Three-minute drive to golf course and town centre - Desirable location and surrounded by quality modern homes Properties of this caliber tend to find new owners swiftly due to their appealing features and excellent location. Don't miss the chance to seize this opportunity before it's gone! All enquiries or to book a private inspection please contact Trish Broome.