

**2/68 Ocean Street, Dudley, NSW 2290**

**Sold Townhouse**

Sunday, 13 August 2023

2/68 Ocean Street, Dudley, NSW 2290

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 228 m2**

**Type: Townhouse**



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## Contact agent

Nestled in a private community of only four townhomes in the secluded and tightly held enclave of Dudley Beach, this architecturally designed home with double garage is perfectly situated up the back of the large block to enjoy the many treasures on offer in this sought-after seaside paradise. Picture this: being lulled at night by the soft swoosh of the sea while gazing out at the twinkling stars and waking up to birdsong resonating from the surrounding nature reserves of Glenrock and Awabakal. Grab your towel and take a leisurely walk down Bombala track where bellbirds and kookaburras abound, and arrive at the southern end of Dudley Beach, where you can explore the rockpools, take a dip, or bask in the morning sun. When you return, rinse off the sand in the outdoor shower and go and join friends for coffee at Paperboy Espresso. Later that evening, you take a short stroll to enjoy the family friendly atmosphere of the Royal Crown Hotel. When you're done socialising and exploring, come home to light-filled rooms and a sense of spaciousness enhanced by raked ceilings creating an airy and inviting ambience, where well-positioned windows invite cooling sea breezes and generate a gentle, natural airflow. Whether hosting guests or spending time with family, this home's open-plan living, and family rooms offer a versatile and expansive layout for everyone to kick back and enjoy their own pursuits. The adjacent well-appointed kitchen boasts stone benchtops, a dishwasher, and a striking handmade wooden pantry, adding a touch of character to your culinary space. With ample preparation and storage here, you'll have everything you need at your fingertips, whether you are preparing the evening meal or whipping up a feast to satisfy a crowd. At the end of the day, you can retreat upstairs to the generously proportioned master bedroom, with its own ensuite and built-in robes. Two other sizable bedrooms with built-in robes, and a shared family bathroom with bath and shower, as well as a handy linen closet on this level. For those who love to entertain and enjoy spending time outdoors, this home offers an array of options. Relax and entertain on the patio, where you can enjoy barbecues and gather around a cozy fire pit on cooler nights, and the fully fenced yard provides a private and secure space for kids and pets to run about on the level lawn. The garden is ringed with privacy hedging and includes a mature orange tree and a veggie patch for the keen gardener. There is so much to love here. From the area where neighbours are neighbourly and kids can be kids, playing in the playground, sporting fields and the school, to the serenity of nature and beaches surrounding the neighbourhood - to the home itself, the best of only four in its own little community. Conveniently close to all the amenities you'll need, and an easy commute north or south, yet with the feeling of being a world away in this coveted beach enclave. This property offers so much more than a house; it's a lifestyle, a place to start a new chapter and immerse yourself in the beauty of nature and community. Don't miss this rare opportunity - come and take a look for yourself and start living your best beach life!

**Features:-** Fully detached town home in a private community of only 4 and arguably the best of the bunch, in a quiet position with own fully fenced gardens front and back with side access- A serene location near Dudley Beach and Redhead, offering tranquillity, refreshing summer breezes and the opportunity to admire the stars from its sheltered position- Artfully designed home to capture the ocean breezes ensuring a comfortable climate year round- 3 good-sized bedrooms featuring raked ceilings and built-in robes- Two bright bathrooms, (ensuite to master) with bonus extra toilet, good-sized laundry, and plenty of storage- Two living areas comprising lounge and separate open-plan kitchen/dining/family room- Well-appointed kitchen with stone benchtops and plenty of bench space and storage- Generous yard space front and back, with side access, a veggie patch, outdoor shower and kids' sandpit- Double garage with storage- 500m walk from Reay Park, which features a basketball half-court, wall ball court, BBQ and amenities, and a large oval where you can take the dogs for a run around - Within the highly sought-after Dudley Primary School zone, just a short walk to the school, and all essential amenities conveniently close by

**Outgoings:** Council rates - \$1,723.03 approx. per annum  
Water Rates - \$632.04 approx. per annum

\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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