

**2 Ashton Avenue, The Entrance, NSW 2261**



**House For Sale**

Thursday, 4 April 2024

2 Ashton Avenue, The Entrance, NSW 2261

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 524 m2**

**Type: House**



Paul Witney  
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## Guide \$945,000

This enchanting hideaway is set on a highly sought pocket of real estate within walking distance to the lakefront, walking track, The Entrance Public School, cafes and The Entrance town centre. With a sundrenched north facing rear aspect capturing a beautiful breeze, this exceptional property has been recently refurbished incorporating a charming coastal aesthetic. Whether you are searching for your ideal home, investment or exceptional holiday retreat, you will be instantly mesmerised by this slice of paradise.- Single level floor plan with light and open living area featuring timber floors and a slow combustion fireplace flowing through to the renovated kitchen equipped with gas cooking, stainless steel appliances and breakfast bar plus separate dining nook- Enjoy your very own backyard oasis with a spacious covered entertaining deck with built-in BBQ area with sink, private outdoor bathtub, level grassed yard framed by lush bamboo and gardens plus a separate shed / multi-purpose space - New luxury bathroom with exquisite style, featuring open shower and freestanding clawfoot bathtub, stylish tiles, brass fixtures and timber vanity, creating a relaxing sanctuary- Serene master bedroom with VJ panelling, built-in-robies and ideal corner window seat plus second generous sized bedroom with built-in-robies- Some additional features include single garage, split system A/C, ceiling fans, timber flooring, beautiful French doors and charming timber features throughout - Sundrenched north facing rear aspect, set on approximately 524.8m<sup>2</sup> block with R3 zoning- Enjoy the convenience of this lakeside position with easy access to public transport, lakefront reserve and walking track, The Entrance Public School, cafes and The Entrance town centreDisclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans are indicative of the property and for illustrative purposes only. Any development potential stated herein is suggestive only and may be subject to relevant approvals, as such it is not to be relied upon. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.