

# 2 Ball Cl, St Georges Basin, NSW 2540

## House For Sale

Friday, 19 January 2024

2 Ball Cl, St Georges Basin, NSW 2540

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 838 m2**

**Type: House**



Jordan Case  
0431628324



Michael Parmenter  
0412877985

**\$1,065,000 - \$1,155,000**

Introducing this immaculate family home situated in the highly sought-after locale of 2 Ball Close, St Georges Basin. This exceptional property offers the perfect blend of space, style, and convenience, making it the ideal choice for families, entertainers, holiday home seekers, investors, and retirees alike. Nestled on a rare 838 square metre block, the residence boasts a free flowing floor plan, four spacious bedrooms, including a huge master suite with a walk-in robe and ensuite. The other bedrooms all feature fans and built in robes. With multiple living areas and an extra media room that could easily be converted into a fifth bedroom, there is ample space for everyone. The home also features a dedicated office nook, perfect for those working from home. At the heart of the property, you'll find a well-appointed open plan living, dining, and kitchen area, complete with stone bench tops, a galley-style layout, dishwasher, double sinks, walk-in pantry, pendant lighting and electric cooking. Comfort is ensured year-round with fans throughout and open spaces to catch that summer breeze and a slow combustion fireplace to really set the mood for winter. Stepping outside, the undercover entertainment area overlooks a solar heated, inground pool and expansive, fully fenced backyard, perfect for kids and pets. With a fire pit area and low maintenance yard, this is truly the ultimate setting for entertaining guests. You can just imagine the next family Christmas being held here with friends and family lapping up the amazing spaces on offer. Additional features include a large double garage, a garden shed, plenty of parking with side access for boats and toys, and an enviable location within minutes of the water's edge of St Georges Basin and local shops. Just a short drive away, you'll discover the stunning white sand beaches of Vincentia and Hyams. Don't miss this rare opportunity to secure a piece of paradise in this incredible neighbourhood. Property Code: 251