

**2 Memorial Drive, Karuah, NSW 2324**



**Sold House**

Tuesday, 12 March 2024

2 Memorial Drive, Karuah, NSW 2324

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 556 m2**

**Type: House**



Lauren Hair  
0249834200

**\$950,000**

Welcome to a once-in-a-lifetime opportunity that defines the epitome of waterside living! Nestled in close proximity to the boat ramp, this extraordinary property transcends the ordinary, offering a lifestyle that dreams are made of. What sets this residence apart is not just the picturesque riverside locale, but the rare dual occupancy feature, presenting you with the versatility of two distinct dwellings on a conveniently positioned corner block. This unique gem stands as an unparalleled opportunity, an invitation to embrace a lifestyle that seamlessly combines comfort, convenience, and the undeniable charm of waterside living. Don't miss out on the chance to make this exceptional property yours!

**Key Features:-** Main dwelling sprawled across two levels- Downstairs offers two living spaces, an office, powder room, laundry and two covered alfresco areas, both overlooking over the sparkling waters of the Karuah River- Double length lock up garage- Upstairs boasts open plan living, dining and kitchen. The highlight of the main living quarters are the thoughtfully designed array of floor to ceiling windows capturing the water views from almost every angle- For all year round comfort there is a combustion fire, ceiling fans and reverse cycle air conditioning in the main living area- Main bedroom provides two built-in robes, reverse cycle air con and a ceiling fan- Second bedroom provides a built-in robe and ceiling fan- Two covered alfresco areas at each end of the living spaces grants buyers every opportunity to enjoy the views

A covered area connects the main residence to the self-contained granny flat- The granny flat boasts one spacious bedroom equipped with a walk-in robe, reverse cycle air conditioning and ceiling fan- All in one main bathroom with direct access from the bedroom - Fantastic open plan living, dining and kitchen flowing out on a large covered deck area with expansive water views- Double lock up garage and under cover storage

This meticulously designed property has been crafted with a keen eye for capturing breathtaking views from multiple angles. The thoughtful planning extends beyond the interiors, as the abundance of outdoor living spaces offers prospective buyers every opportunity to indulge in the expansive vistas that surround. This residence is not merely a house; it is a gift from the current owners to their successors – a forever home where every detail has been considered to ensure a life filled with comfort, luxury, and unparalleled views. Seize the chance to make this extraordinary property your own, where thoughtful design meets timeless elegance.

**Council and Water Rates:** Approximately: \$2,412 per annum-**Rental Appraisal:** Main Dwelling: \$495 - \$520 per week Second Dwelling: \$395 - \$420 per week Combined: \$850 - \$895 per week- Land size: 556sqm- Expression of Interest close 9am Monday 8th April 2024

The vendor reserves the right to accept an offer before the conclusion of the expressions of interest period. This information has been provided to us by third parties and we do not accept responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice is necessary.