

202 Bowman Street, Swansea, NSW 2281



Sold House

Thursday, 14 December 2023

202 Bowman Street, Swansea, NSW 2281

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 487 m2

Type: House



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\$850,000

We challenge you to find better value on this side of the roundabout. If you're after a Caves Beach or Swansea Heads address, but your budget just doesn't let you go there, this fabulously low maintenance home is like a breath of fresh air! You'll be pleasantly surprised by the amount of living space that's on offer too. Spacious light filled, easy and breezy, open plan living flows from front to back. The generous lounge room features easy-care, hard flooring and a great open connection to relaxed dining off the open style white kitchen. With bonus secondary living at the back of the home, flowing off the kitchen and connecting to an open office or formal dining. Under the main roof, you'll appreciate a dedicated bedrooms and bathroom wing, with a generous master suite, and spacious main bathroom, with a toilet that's separate from the bathroom. Head outside and discover a makeshift studio off the garage, perfect for that older kid who either won't leave home, or keeps coming back home, as they can come and go without disturbing the rest of the household. They've even got a bathroom they can access from outside, so they really can be almost completely independent. The studio also makes a great work from home office or kids playroom for wet and rainy days when they can't get outside to play. For time-poor owners or tenants, there's very little lawn to mow, but there's still room for kids and puppies to play outdoors, and for adults to relax and kickback outside. Best of all you're right next door to a house block size grassy reserve, so the kids or grandkids have somewhere to play and kick a footy around, but you don't have to worry about mowing it and the place looking untidy when you're busy with work and life. Set up with plenty of off street parking and garaging, there's stacks of solar panels to keep costs down. Literally just a flat stroll across the road to The Bay, you can be in your kayak and on the water within seconds. An easy flat walk to Swansea's cafes and shopping strip, you can head to the hotel or RSL for lunch or dinner and an ale or two, leaving the car at home. Kids or grandkids also enjoy a flat walk or ride to pre, primary and high schools at Caves Beach. With a 27m wide frontage and potential two street access, there's duplex potential subject to council approval too. Dual split system air conditioned open living front & back Open kitchen with dishwasher, skylight & connection to living Open office or extra living/dining between the living & bedrooms Dedicated bedrooms & bathroom wing with 2 door built in linen Big master suite with built in robes & fan, nearby the generous bathroom Bathroom boasts a skylight & a bath that's separate from the shower A totally separate toilet features off the laundry Bedrooms 2 & 3 are close to the master suite & big main bathroom Ceiling fans, built in robes & split system air feature throughout Covered in solar you can leave everything running & enjoy cheaper bills North facing, expect great winter sun & cool summer breezes Boasting a makeshift studio/4th bedroom, home office or playroom A second externally accessed bathroom is great the studio & yard Lots of off street parking & garaging for people to go have lots of toys & cars Fantastic location, stroll across the road to The Bay to kayak & fish Easy flat stroll to town & all that Swansea has to offer, cafes, shops, the lot Easy stroll or ride to local pre, primary & high schools at Caves Beach Comfortable walk or ride to the Caves Hotel & village cafe strip Walk to everything or take the bus when you feel like leaving the car at home Perfect whether you're starting out, slowing down, investing or weekendening Most properties in this price range are knockdowns & not minutes to great beaches & seconds to The Bay With a home off the back street, Braemar Road, reverently selling for \$1.75M, you're certainly amongst good company and you surely can't help but see great value here ...