

**21 Woolabar Drive, Broulee, NSW 2537**



**Sold House**

Thursday, 22 February 2024

21 Woolabar Drive, Broulee, NSW 2537

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 660 m2**

**Type: House**



Jessica Williams

**\$1,280,000**

Introducing a coastal haven that seamlessly blends comfort, style, and functionality, this exquisite family home offers a lifestyle of unparalleled luxury. Step into the spacious entry, where blackbutt timber floors lead you through the open-plan dining and kitchen area, creating a warm and inviting atmosphere. The heart of the home is the modern kitchen, boasting high-end appliances, 40mm stone benchtops, and a central hub that effortlessly connects two living rooms. Enjoy the cozy ambiance of the living room featuring a slow combustion fireplace and reverse cycle air conditioning – perfect for both winter nights and summer days. With four bedrooms, including a master suite with an ensuite and walk-in robe, this residence caters to the needs of every family member. The main bedroom offers stunning views through feature windows, providing a tranquil outlook to the reserve at the rear and backyard pool. Outside, the entertainment possibilities are endless. The home seamlessly flows to the outdoor oasis, complete with TREX decking for a low-maintenance yard. The yard features a saltwater chlorinated pool, side access, and an easily maintainable grassed area – the ideal setting for hosting gatherings with family and friends. This property embraces energy efficiency with an 8kW solar system, a 1000-litre water tank, and a bore watering system. Practicality meets luxury with double garage parking and side access to the yard, ensuring ample space for vehicles and outdoor equipment. Located within walking distance to the pristine South Coast Beaches, Broulee Surf Club, and local amenities such as Foodworks and the Train Street Central Shopping and wellness hub, this home offers the perfect blend of coastal tranquillity and convenience. Enjoy the vibrant local community, including nearby coffee shops and the popular Broulee Brewhouse. Cherished by the family who built it, this coastal retreat is not just a home; it's a sanctuary where memories are made, and a lifetime of moments unfold. Seize the opportunity to make this coastal dream home your own. Features: - Blackbutt timber floors - Reverse cycle air conditioning - Slow combustion fireplace - Trex Decking - Saltwater chlorinated pool - 8klw Solar - Side access and double lock up garage with automatic door - Permanent rental appraisal \$750 per week - Holiday rental Appraisal \$600 per night in peak summer season and \$300 per night in winter's low season.