

22 Forest Road, Kioloa, NSW 2539

Bella

House For Sale

Saturday, 9 December 2023

22 Forest Road, Kioloa, NSW 2539

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 851 m2

Type: House



Jo Humphries

0417276793

By Negotiation

Welcome to this comfortable family Beach House with plenty of room for entertainment and a view of the ocean from your enormous lounge area. Consisting of 3 bedrooms, master with a WIR and ensuite and away from other bedrooms, BIR in 2 of the bedrooms. A large open plan kitchen with gas and electric cooking facilities. Instant hot water. A generous 54 sqmtr entertainment pergola, with views of local bush, flows from your dining room. Heating is covered with both slow combustion and air conditioning. Not to worry with cooling as the gentle ocean breeze will fix that, along with ceiling fans in all rooms. Completely fenced with colourbond fencing. A manicured garden welcomes you and a healthy veggie garden at rear. Bedrooms are all carpeted and living areas are the most beautiful spotted gum. Plenty of water, 67,000 litres, room for 4 cars , 2 car garage included, with a 2 car, carport. You have found your paradise here in Kioloa. Just 5 mins to Merry Beach, 10 mins to Boatramp and Pretty Beach. You are surrounded by National Park and some really good family beaches with some epic surf breaks. Do not hesitate to contact me for an inspection on this property. I am available 24/7to assist you in purchasing this fabulous beach house and look forward to sharing with you what I love about this fabulous old fashioned community seaside village. Please call on 0417 276 793and organise an inspection or come to my Open Home each Saturday at 12.30 pm !Disclaimer: Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on behalf our behalf, whether orally or in writing.No entity or person guarantees the performance of the property. The information is general information only and any examples given are for illustrative purposes. The information does not take into account your individual objectives, financial situation or needs. We recommend that you obtain financial, legal and taxation advice before making any decision. Any price is not a valuation and should not be relied on or treated as such. Prices, if indicated, have been estimated based on recent market evidence in the locality for comparable properties, to the extent available.