

# 22 Green Point Road, Pearl Beach, NSW 2256

COAST REALTY

## Sold House

Monday, 14 August 2023

22 Green Point Road, Pearl Beach, NSW 2256

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 879 m2

Type: House



Stuart Gan  
0243398074



Bev Barendse  
0243398074

**\$6,600,000**

This incomparable and unique North facing ocean front property is certainly among the Central Coast's most sought after positions! Imagine, lazy sunny days filled with dappled sunlight and gorgeous water views sparkling through the shading eucalyptus! Calling you back to the times when all that matters is relaxing and reconnecting with family and friends, with an iconic beach escape as the picturesque backdrop. You will love this charming, original, and uncomplicated cottage with sunlight and views in all the right places due to its rare perfect North aspect! Situated in the prime position, above the beach, with native bushland reserve at one side, the home features two bedrooms upstairs with a studio on the lower level. Spectacular views from every point in both directions throughout the lounge, living, and dining areas invite you outside to the large deck wrapping around the house and are ideal for entertaining and outdoor dining or finding a private time of solitude to reflect and enjoy the sense of calm this beautiful location invokes. The master bedroom is bright cottage style with natural wood grains suited to this coastal location, is the perfect place to rest and feel at home with expansive views across Pearl Beach and beyond when you wake. The second bedroom shares the same astounding views and style and there are built in robes for both rooms. On the lower level, the studio can be another partly self-contained bedroom, or the perfect workspace for your business or creativity. Come to a special place where sunlight plays delightfully through the trees offering an incredible blend of coast bush with native gardens and wildlife in abundance on a huge 879m<sup>2</sup>, direct ocean frontage property with views along all of Pearl Beach and beyond! 22 Green Point Road stands alone as the rarest of opportunities, with plenty of off-street parking and huge potential to build the ultimate coastal home in the future and only 1 hour North of Sydney CBD. Council Rates: \$12,101.06 pa Water Rates: \$994.02 pa Land size: 879m<sup>2</sup>e