

# 22 President Poincare Parade, Tanilba Bay, NSW 2319

Raine&Horne.

## House For Sale

Friday, 3 May 2024

22 President Poincare Parade, Tanilba Bay, NSW 2319

Bedrooms: 2

Bathrooms: 2

Parkings: 3

Area: 696 m2

Type: House



Louise Highnam  
0402241713

**\$640,000**

Conveniently nestled within close proximity to the waterfront, this charming two-bedroom residence exudes character and functionality. Boasting a spacious air-conditioned open plan living and dining area, a well-appointed kitchen replete with ample cupboard space and a walk-in pantry, two generously proportioned bedrooms featuring ceiling fans, and a centrally located bathroom, the home offers a comfortable and inviting living environment. Externally, a delightful sunroom provides panoramic views of meticulously maintained lawns and gardens, complemented by a spear point watering system. Additionally, a sizable, detached garage equipped with a mezzanine level for supplementary storage, complete with shower, toilet, and laundry amenities, enhances the property's utility. In addition to its existing features, the property is further distinguished by a secondary storage shed and a carport, both providing convenient side access and facilitating seamless entry to the backyard. Notably, the property also benefits from direct access to the Crown Reserve, enriching its allure with opportunities for outdoor enjoyment and recreational activities in an expansive natural setting. Positioned within close proximity to the waterfront yet enjoying the convenience of easy access to local amenities including shops, clubs, and the Marina, this property epitomizes coastal living at its finest. Every care has been taken to verify the accuracy of the information contained in this advertising copy but no warranty (either expressed or implied) is given by Raine & Horne or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the proposed purchase of the property.