

**23 Blairs Road, Long Beach, NSW 2536**



**Sold House**

Friday, 25 August 2023

23 Blairs Road, Long Beach, NSW 2536

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 855 m2**

**Type: House**



Karen Van Der Stelt

**\$1,150,000**

Welcome to 23 Blairs Road, Long Beach! Are you over trying to get a builder and worried about rising building costs and builders going out of business? Well my vendors circumstances have changed and reluctantly they are presenting their, just over one year old, dream home to the market. Being a Masterton Harmony Collection (there is nearly 5 years of builder's warranty remaining) with many upgrades and around 300m<sup>2</sup> of floor area and a modern layout all on one level, it's the sort of home that will appeal to a wide selection of people. This stunning executive/modern style 4 bedroom and study, 2-bathroom house is the perfect place to call home. With a spacious land area of 855 sqm, this property offers plenty of room for both indoor relaxation and outdoor activities. As you step inside, you'll be greeted by a warm and inviting atmosphere. The open floor plan seamlessly connects the living, media room, dining and kitchen areas, creating a great space for entertaining family and friends. The bedrooms are generously sized and feature built-in wardrobes, providing plenty of storage space. The master bedroom boasts sliding doors that flow onto the undercover alfresco. There are also 2 double wardrobes as well as the walk in robe and the ensuite offers a private retreat for relaxation. The additional bathroom is well-appointed and caters to the needs of the entire household.\* Chef style kitchen has beautifully appointed waterfall designed stone bench tops, walk in pantry, quality Smeg appliances with a 900mm oven with gas cooktop, 900mm ducted canopy range hood with plenty of pull-out drawers and extra features plus a large fridge space to fit today's modern family sized fridge.\* The Inbuilt gas log look fire in the main living area is dual aspect through to the media room, zoned and ducted R/C air conditioning throughout the home, high skillion ceilings with two inbuilt tinted skylights over the kitchen area giving a great ambience.\* The living area flows out through stacker doors to a north facing 'entertainers delight' alfresco area, complete with hydro-therapy spa leading down to a private garden area with reserve behind, giving separation from other homes.\* Deeper than average garaging with custom floor finish and on top of the skillion ceiling the rest are 2.7m adding to the feel of quality and space.\* The flooring throughout is waterproof Hybrid timber which is also scratch resistant and bathrooms feature quality inclusions and full height wall tiles.\* The home is situated on 855m<sup>2</sup> of easy care landscaped gardens, fully fenced in colorbond, has a rainwater reuse tank, garden shed and has extra parking bay next to the garage. Construction is slab, brick veneer and tile offering a low maintenance lifestyle.\* Full security system, NBN, internal and external plantation shutters, walk in linen. This stunning home is perfectly appointed in every way with attention to detail considered throughout to create the home's relaxed ambience. Imagine living only 460m to the beach, you could go for a swim or a leisurely stroll to calm the senses plus one end is dog friendly for your furry family friend. Listening to the waves crash on the shoreline in the evenings could be your new reality! Long Beach has the feeling of seclusion but in reality, it's only around a 9 min drive to Batemans Bay shopping and café precinct, marina and foreshore. Around 2hrs to Canberra and approximately 3.5hrs to Sydney makes this the perfect 'Sea Change'! If quality and location is on your wish list don't hesitate to call Karen or Rob to book your private inspection of this desirable property. Council Rates: \$2,982.51 (NB: Fact sheet available)