

# 25 Pleasurelea Drive, Sunshine Bay, NSW 2536



## House For Sale

Friday, 17 May 2024

25 Pleasurelea Drive, Sunshine Bay, NSW 2536

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 740 m2**

**Type: House**



Megan Goucher  
0410582875

**\$750,000**

Fall in love with this fantastic, seaside property at 25 Pleasurelea Drive, Sunshine Bay-an ideal choice for first-time buyers and savvy investors alike. This well-maintained, freshly renovated, solid brick and tile home features 3 bedrooms, 2 bathroom (including an ensuite), and comes with a single-car garage plus a carport and a large external workshop/shed in the yard. Situated on the high side of the street, the property also offers spacious living areas and a functional modern renovated galley kitchen. Additional highlights include:

- Enjoy relaxation on the ambient covered front deck, perfect for outdoor gatherings and leisure.
- The property includes a large workshop/storage shed at the rear, providing ample space for hobbies or storage needs.
- Benefit from installed solar panels and large capacity battery, enhancing energy efficiency and minimizing utility costs.
- Stay comfortable all year round with central ducted reverse cycle air conditioning (zoned)
- Fully fenced colourbond secured backyard offers privacy and peace of mind, ideal for families and pets.
- Conveniently located just 900m from the local primary school, and within easy reach of Surf Beach shops (1.6 km) and Batehaven shops (2 km).
- Located approx 120m to breathtaking ocean outlooks. Located just a short walk from Denhams Beach and Sunshine Cove beach, this property presents a compelling investment opportunity in a desirable area. Whether you're looking to expand your rental portfolio or secure a low maintenance, attractive family home, 25 Pleasurelea Drive offers both comfort and potential. Contact Megan today to arrange a viewing to explore this attractive investment prospect. Detailed Fact Sheet available on request.