

27 Hedley Way, Broulee, NSW 2537



Sold House

Tuesday, 21 May 2024

27 Hedley Way, Broulee, NSW 2537

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 602 m2

Type: House



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\$1,260,000

Welcome to your dream home—a stunning modern sanctuary built in 2021, perfectly combining elegance, functionality, and energy efficiency. This exquisite 4-bedroom residence is designed for contemporary living, offering a seamless blend of style and comfort. Step inside and be greeted by an expansive open-plan layout that effortlessly connects the kitchen, dining, and living areas. The newly renovated kitchen is a culinary enthusiast's delight, featuring an extra-large island bench with seating, abundant storage with drawers throughout, and top-of-the-line appliances including an induction cooktop with bridge setting, a Smeg electric oven, and a Bosch dishwasher. The Quantum Quartz countertops add a touch of luxury to this functional space. The living area, bathed in natural light from its north-facing orientation, flows gracefully to a covered outdoor entertaining area. This alfresco space is equipped with a state-of-the-art Weber Family Q outdoor kitchen, perfect for hosting gatherings year-round. Each of the four spacious bedrooms boasts mirrored built-in robes and panel glide blinds, ensuring privacy and style. The master suite is a true retreat, featuring a luxurious ensuite and a walk-in robe. The rear bedrooms are thoughtfully designed with awnings to block the westerly afternoon sun, enhancing the home's energy efficiency. For your leisure and relaxation, a versatile media room or second lounge offers additional living space to suit your family's needs. Security is paramount, with security screen doors fitted to sliding doors, front bedroom windows, and the laundry door, providing peace of mind. Outside, the fully landscaped gardens are a testament to thoughtful design, featuring four raised vegetable gardens and a delightful native garden with a variety of fruit trees including curry leaf, bay tree, lemon, Tahitian lime, kaffir lime, lemongrass, and passionfruit. Practicality meets convenience with an automatic lift garage door offering high clearance of 2.37 meters, perfect for accommodating larger vehicles. Plus, you are within walking distance to some of the most beautiful beaches on the South Coast and scenic nature walks, making this location truly unbeatable. Experience modern living at its finest in this beautifully appointed home that promises a lifestyle of luxury, comfort, and sustainability. Don't miss the opportunity to make it yours!

Features:

- Modern design, built in 2021
- 4 spacious bedrooms, main with ensuite and walk-in robe
- Open-plan kitchen, dining, and living area
- Newly renovated kitchen with extra-large island bench and premium appliances (induction cooktop, Smeg oven, Bosch dishwasher)
- Sunny, north-facing living area flowing to a covered outdoor entertaining space with Weber Family Q outdoor kitchen
- Large bedrooms with mirrored built-in robes and panel glide blinds
- Energy-efficient design with rear bedroom awnings
- Versatile media room or second lounge
- Security screen doors on sliding doors, front bedroom windows, and laundry door
- Fully landscaped gardens with four raised vegetable beds and a native garden featuring various fruit trees
- Automatic lift garage door with high clearance (2.37m)
- Secure side gates and security lights front and rear of the house
- Solar hot water system
- Walking distance to beautiful South Coast beaches and nature walks
- Rates \$2974.58 p/a
- Potential rental return \$700 to \$750 p/w
- Land size 602m²