

# 29 Eric Fenning Drive, Surf Beach, NSW 2536



## Sold House

Sunday, 13 August 2023

29 Eric Fenning Drive, Surf Beach, NSW 2536

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1134 m2

Type: House

**\$768,000**

Recently reduced to show my vendors motivation, this tidy and solid brick home offers excellent value for a family or investor. This perfect family home set on 1134sqm in popular and central Surf Beach, represents excellent value in today's market having just been reduced to reflect my vendors motivation to downsize. This comfortable home has it all and will give you space to expand and fit in all your toys in a convenient location within close proximity to beaches, shops and cafes. Single level with a patio that runs around three sides of the home, this tidy property has been very well maintained. Imagine starting your day with your morning coffee out on the front patio soaking in the sun. 29 Eric Fenning Drive has been lovingly maintained by its current owner who purchased it as it had side access and an extra garage to accommodate boats, caravans and room for a workshop. The home itself has open plan living with a spacious kitchen and separate dining space. A wood fire is placed centrally in the home so you can feel cozy all winter long and the daily northern sun will mean you don't have to worry about feeling cold during the day. This property is fully fenced and has a low maintenance flat yard at the rear. Gates at the front allow you to secure your toys so you don't have to park them out on the street. A spacious master, walk in robe and ensuite located away from the other bedrooms so you can have privacy and space from kids and visitors. For the investor this would make an excellent permanent rental appraised to earn \$610 - \$650PW. Surf Beach is popular due to its beautiful beaches, local shops and cafes and central location being only 10 minutes into Bateman's Bay. Call me now to arrange your viewing secure this excellent package before it is sold.\*\* Send an email enquiry through realestate.com or Domain only, for an instant email response with the rental appraisals, contract, and fact sheet - check junk if not received.