

# 3/23 Flathead Road, Ettalong Beach, NSW 2257

## Sold Villa

Friday, 1 September 2023

3/23 Flathead Road, Ettalong Beach, NSW 2257

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Villa**



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**\$1,300,000**

**WALK TO IT ALL WITH ADDITIONAL PARKING !** Nestled at the rear of 3 coastal inspired villas, this fabulous free-standing rear villa presents like a house inside and out, offering 3 sun-drenched bedrooms, 2 gorgeous bathrooms, multiple living areas inside & out, breath-taking designer kitchen, zoned-ducted air conditioning, high ceilings, huge 2 car auto garage and private, partially covered north facing alfresco with a stunning outlook. Bring along your deposit, because you'll fall in love the moment you enter the front door. The designer kitchen will mesmerise you, featuring - stone benchtops with waterfall ends, shaker style cabinetry, Fisher Paykel appliances, gas cook-top, huge island bench - packed full of drawers, undermount dual sink, the splashback is constructed with a clever mix of tiles and opening glass windows, open shelving and coastal pendant lighting. The living dining area is combined and is the perfect place to soak up the warm winter sun that streams through the wall of glass to the north. The main bathroom has the wow factor. With a large free-standing bathtub, wall hung vanity offering great storage, mirrored wall cabinets, toilet and full-length shower with monsoon shower head. The laundry is well hidden away off the hallway and offers additional storage and plenty of space for a washer and dryer combination. All 3 bedrooms are light filled and fitted with quality loop pile carpet, roller blinds, ceiling fans, built-in robes and the main with ensuite that ticks the boxes. Floor to ceiling tiling, wall hung vanity with dual basins, recessed mirrored wall cabinets, toilet, and a large shower with monsoon shower head. Outside is just as impressive as inside. The back yard is very private and is partially covered for all year round entertaining. Fully fenced with lovely gardens that line the boundaries, and grass for the pets. The backyard is full of sun and has a stunning outlook. The final tick in the box is the HUGE double auto garage that has internal access. This is the perfect home for any buyer that is looking to downsize and wants their own space. No common walls, room for the van, with space all around, and a short level walk to all that Ettalong Beach has to offer. If you think this is the one for you, you're probably right ! Don't wait for the sold sticker, call Paul Climpson now on 0432 222 306 to book your own private inspection. **DISCLAIMER :** One Agency Umina Beach - Woy Woy, have taken all reasonable steps to ensure the accuracy of the displayed information. Purchasers are advised to make their own enquiries to ensure all information displayed is an accurate representation of the property