

# 3/4 Burra Burra Close, Ocean Shores, NSW 2483

## House For Sale

Wednesday, 13 December 2023

3/4 Burra Burra Close, Ocean Shores, NSW 2483

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 334 m2

Type: House



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**\$949,000**

Only 1 year young is this quality built, elevated home within walking distance to the beach, river and shopping centre. N/E facing open plan lounge/living/kitchen/dining with raked ceilings enjoying great outlook including ocean glimpses, square set cornice throughout, timber look vinyl flooring, ceiling fans, roller blinds, led lights, upgraded doors & screens. The very large kitchen which is the heart of the home, features 40mm quartz stone top benches with extra sized breakfast bar, 900mm oven with gas cooktop, bosch dishwasher, dual sink with extendable tap, fridge space with water connection, plenty of cupboard space & double pantry. 3 spacious bedrooms, all with built-ins, ceiling fans & roller blinds. Master bedroom has full size ensuite with double shower head and niche, floating vanity with top mounted sink and stone top. Main bathroom with stone tops, bath/shower combo with 2 shower heads, niche, double sink floating vanity, laundry nook with stone top and separate toilet with own vanity. Covered upper N/E facing timber deck which is perfectly connected to the living areas of the house and the spot for relaxing and enjoying the peaceful surrounds and cool coastal breezes. Timber stairs lead to the main entrance and deck, rear patio/bbq area, extra large double garage/carport, water tank, fully insulated in roof, walls and also under floor insulation, additional 3 car visitor spaces, fully fenced with lapped and capped treated pine fencing with privacy extensions, raised garden beds and freshly landscaped native gardens and plenty of storage under house. Great location, quiet street, elevated, flood free, walk to shops, golf club and beach/river, terrific outlook towards ocean with glimpses and sounds of the waves easily heard. The very energy efficient home features the new Tesla 2 powerwall battery 10kw/21 panel solar system with basically zero power bills and constant electricity during blackouts. Fibre to the premise NBN connected, colourbond roof, very low maintenance yards making it ideal for downsizers, first home buyers or investors with new home depreciation schedule set up and low land tax rating, currently rented for \$850pw. Home also qualifies for up to \$950k with the NSW Shared Equity Scheme. Contact now for further details and your own private inspection.