

**37-39 Seaview Street, Bonny Hills, NSW 2445**



**House For Sale**

Tuesday, 21 May 2024

37-39 Seaview Street, Bonny Hills, NSW 2445

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 922 m2**

**Type: House**



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## Auction Onsite | June 29th at 11.30am

Nestled on a sprawling double-sized block of 922 sqm, this remarkable property boasts a three story dwelling unlike any other on the Mid North Coast of New South Wales. With no adjacent neighbours and a mere 300m stroll to Shelley Beach, it's unique location offers uninterrupted views of the ocean and headlands, safeguarded by crown land boundaries against future development. Experience the awe-inspiring presence of humpback whales year-round, their majestic sightings and songs are a testament to the magic of this coastal haven. Surrounded by lush native vegetation, the property is a sanctuary for vibrant birdlife, while nearby headland trails lead to secluded beaches like Grants Head, Shelley Beach, and Bartletts Beach .... a paradise for surfers. The existing residence, featuring four bedrooms plus guest/study and two bathrooms, is thoughtfully designed with multiple decks and terraces facing north, east, and south, inviting year-round outdoor living. A swimming pool and expansive concrete driveway, doubling as an entertainment space, ensure ample room for social gatherings against a backdrop of breath-taking ocean and bush views. Completing the picture of coastal luxury, the property includes a double garage, a carport, and over 55 sqm of basement storage, perfect for a workshop, cellar, or watercraft storage. While the current dwelling stands as a testament to sturdy construction, visionary plans by local Architect Simon Hayward offer exciting possibilities for alterations and additions, or the creation of a luxurious new home, both designed to harmonise with the natural landscape and optimise panoramic views while preserving street-side privacy. With it's unparalleled coastal allure and scarcity of neighbouring properties, the value of this gem is yet to be determined. However, given the premium commanded by coastal fronting homes in the region, it's clear that this property is poised to become a coveted investment opportunity. Don't miss your chance to own a slice of coastal paradise where the ocean views will forever remain unspoiled.

**Standout features:-** Sprawling 922 sqm corner block with no adjacent neighbours- Uninterrupted ocean views- 5.5kw Solar Power- 10m x 4.4 m Salt Water chlorinated pool with decking platform

**Upper level-** Main bedroom with ocean views and 4 door robe- Guest/ Study with access from living area- 3 door linen cupboard- Modern kitchen with stone bench tops and quality appliances- Open plan light filled living/dining opening to wrap verandah and spectacular ocean views- Spacious Alfresco area off balcony with seashell shade umbrella for entertaining- Main bathroom with bath and separate toilet

**Ground level-** 3 bedrooms with robes, plus sunroom off 3rd bedroom- 2 door linen cupboard- Large billiards/rumpus room with access to deck- Laundry and separate wet bar- Bathroom with toilet- Carport for boat or trailer storage plus parking area

**Lower level-** Double garage plus - Workshop connecting to storage- Cellar/storage

Architectural Concept plans and videos are available on request.

**Property Details:** Council Rates: \$3,800 pa approx Land Size: 922 sqm Rental Potential: On Request

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