

# 37 Surfside Drive, Catherine Hill Bay, NSW 2281

## House For Sale

Tuesday, 14 May 2024

37 Surfside Drive, Catherine Hill Bay, NSW 2281

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 884 m2**

**Type: House**



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## PROPERTY PREVIEW

Property Highlights:- Sensational uninterrupted ocean views plus direct access straight to Moonee Beach, one of the most consistent surf beaches in the whole of NSW. - Catherine Hill Bay beach, Ghosties, Little and Middle Camp Beaches just moments away.- Direct access to Munmorah State Conservation area for hiking, mountain biking, fishing, camping and more!- One of only five residences in this coveted estate backing onto the beach and offering views of this nature.- Exceptional 2017 custom built home with a spacious light filled floor plan and luxurious inclusions throughout.- Incredible ocean views from the spacious open plan living, dining and kitchen area, with a gas bayonet and a built-in entertainment unit with a 20mm Caesarstone benchtop.- Nadinwest Joinery kitchen with 40mm engineered stone benchtops, 2 pak polyurethane shaker style cabinetry, a pullout and butler's pantry, a double sink, bi-fold server windows opening out to the deck, plus an island bench with a breakfast bar.- Quality AEG appliances including a 600mm oven, an induction hot plate, a built-in microwave, a dishwasher, plus an integrated fridge and freezer.- Stunning master suite with four built-in robes, direct access to a porch plus a luxury ensuite.- Three family bedrooms, all with built-in robes, two with stunning ocean views and plush carpet flooring.- Family bathroom and ensuite, both with floor to ceiling tiles, floating vanities, bathtubs and large showers with built-in recesses.- Dedicated home office with built-in cabinetry and a wall cut-out offering scenic views of the ocean. Plus a spacious rumpus room and bar area on the lower level.- 2.7m ceilings with feature cornices, LED downlights, stylish loose lay vinyl floorboards, VJ panelling features, and louvre windows.- Swann security system with 6 cameras and CCTV.- Temperzone 3 zone ducted air conditioning plus ceiling fans throughout.- 13kW solar system plus two instantaneous hot water systems.- Two alfresco areas, one with an outdoor kitchen, both with stunning seaside views.- Immaculate grounds landscaped by Costata Landscape Design.- A spectacular pool with an infinity edge, a heat pump and a "naked" pool system, with submersed pool chairs for ultimate relaxation.- Attached double garage with internal access + a separate storage room with roller door access straight to the yard and beach.

Outgoings: Council Rate: \$3,793.20 approx per annum  
Rental Returns: Permanent Rental: \$1,700 approx per week  
Holiday Rental: \$1,800 to \$2,500 per night depending on the day of week

Every now and then, a property arrives on the market that will quite simply take your breath away, as is the case with 37 Surfside Drive, Catherine Hill Bay. Offering an unrivalled location, with uninterrupted views of Moonee Beach and path access to the ocean right from your backyard, this exceptional property offers a chance of a lifetime to secure a piece of paradise to call your own. In addition, you'll enjoy easy access to scenic walks, bike trails, and stunning beaches such as Ghosties and Middle Camp Beach just moments from home. With only five residences in this coveted estate backing onto the beach and offering views of this nature, this property is certain to attract a large volume of interest from buyers near and far.

Custom built in 2017 by Michael Whittaker, with a timeless Weatherboard and Colorbond roof construction, this home with its manicured front gardens, attached double garage and front porch with Travertine tiles impresses at first glance. Step inside via the double front door with sash windows and pause for a moment to take in the home's exceptional design and craftsmanship. There are 2.7m high ceilings with two step feature cornices, LED downlights, stylish vinyl loose lay floorboards, and louvre windows framed by roller blinds and sheer curtains throughout. Move along the hallway and head straight to the open plan living, dining and kitchen area where you'll be forgiven if you think you're dreaming. Few words can describe the awe-inspiring view of the ocean before you, so we'll let the images and your inspection speak for itself. Designed for relaxed family living you'll find a built-in entertainment unit with a 20mm Caesarstone bench, a VJ panel wall, shelving, automatic roller blinds, 10mm glass on the windows, a gas bayonet and a ceiling fan above. Located close by is a dedicated home office, with built-in storage, timber display shelving and a wall cut out to provide seaside views from your desk. The show stopping kitchen has been crafted by Nadinwest Joinery, featuring a 40mm engineered stone benchtop, soft close 2 pak polyurethane shaker style cabinetry, plus a Hafele 300mm pull out pantry. Set in the centre is an island bench with a breakfast bar, additional push press cabinetry, with a double sink and a flick mixer tap. Bifold server windows open out to the deck, whilst a Velux skylight above the island bathes the kitchen in natural light from above. The quality extends to the AEG appliances in place, with a 600mm oven, and a four burner induction hotplate with a canopy rangehood overhead. There is a built-in microwave, a semi-integrated dishwasher, and an integrated fridge and freezer, delivering on both form and function. Completing this dream kitchen is a well appointed butler's pantry that comes complete with the same stone benchtops and soft close cabinetry as the kitchen, along with a chic subway tiled splashback. Glass stacker sliding doors maximise the breathtaking views on offer, whilst offering a stylish connection to the alfresco deck. Here you will find quality tiled flooring, a VJ panelling ceiling feature, aluminium plantation shutters, and a gourmet outdoor kitchen with a

built-in Artusi BBQ, a 40mm Caesarstone benchtop and shaker-style soft close cabinetry. The stunning master suite is set at the entrance to the home. Here you will find plush carpet flooring, pendant lighting at the bedside, a ceiling fan and sash window doors opening out to a porch, presenting the perfect spot for your morning coffee. There are four built-in robes offering plenty of storage, and a luxurious ensuite that features heated floors, floor to ceiling tiles, a floating twin vanity with a 40mm waterfall timber benchtop and waterfall taps, a freestanding bath, plus a shower with a rain shower head and a built-in recess, all serviced by a Hotwire water temperature control panel. Heading downstairs you'll discover a spacious rumpus room with polished concrete flooring, a gas bayonet for a heater, a ceiling fan for the warmer seasons and stylish louvre windows. A dedicated bar area is located adjacent, with a timber batten feature, shaker style cabinetry, a 40mm Caesarstone benchtop, a matte black sink and a built-in bar fridge for chilling your drink of choice. Steps away is the downstairs entertainers alfresco, with large format outdoor porcelain tiles, power access, LED downlights, aluminium shutter screens and a VJ panel ceiling above. Three family bedrooms are located on this floor, all with built-in robes and stylish pendant lighting, two with carpet floors, one with polished concrete, and two enjoying sweeping views of the ocean. Servicing these rooms is the main family bathroom which includes floor to ceiling tiles, heated floors, a shaver cabinet, a floating vanity with a 40mm timber benchtop and a waterfall tap, a built-in bath, and a shower with a rain shower head and a built-in recess. A spacious laundry room is set on this level, with a walk-in linen cupboard, a pull-out ironing board, and a large storage room connected via a roller door to the yard, perfect for the surfboards and rods. Both the front and backyard have been landscaped by Costata Landscape Design, featuring established Australian coastal native plants throughout. A timber deck leads to the turfed backyard for the kids and pets to play, with a landscaped fire pit area for the cooler seasons ahead. An outdoor shower is in place to rinse the sand off when returning via the rear gate access to Hooey Street and the path directly to Moonee Beach. Completing this ideal backyard oasis is the sensational pool with an infinity edge, a freshwater 'naked' pool system, and a heat pump, along with submersed pool chairs for ultimate relaxation. Packed with premium extras at every turn, this extraordinary home also includes a 13kW solar system for your sustainable living, an app operated Swann security system with 6 cameras and CCTV for your peace of mind, 3 zoned Temperzone ducted air conditioning, and two separate instantaneous hot water systems. A property of this calibre, set in such an enviable location is rarely presented to the market. With buyer interest expected to be high, we encourage our clients to contact the team at Clarke & Co Estate agents today to secure their inspections. Why you'll love where you live;- Direct rear access straight to Moonee Beach, one of the most consistent surf beaches in the whole of NSW. - Catherine Hill Bay beach, Ghosties, Little and Middle Camp Beaches just moments away.- Direct walking access to Munmorah State Conservation area for hiking, mountain biking, fishing, camping and more!- Walking distance to Catherine Hill Bay Jetty and "Catho Pub".- Approved shopping village with cafes, restaurants, play equipment and more to be completed in the near future.- 10 minutes to Lake Munmorah and 25 minutes to Tuggerah Lake on the Central Coast.- 30 minutes to Warners Bay, with cafes, restaurants and boutique shopping to enjoy.- Less than an hour's drive to the city centre of Newcastle.\*\*\*Agent Declares Interest\*\*\*Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.