

**39 Broadview Avenue, Culburra Beach, NSW 2540**



**House For Sale**

Wednesday, 24 April 2024

39 Broadview Avenue, Culburra Beach, NSW 2540

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 765 m2**

**Type: House**



Kellie Spowles

0244473600

**\$1,250,000**

Located just a stroll to both of Culburra's beaches and the lake foreshore, is this fabulous beach house. Perfect as either a permanent abode or a home away from home, the position is ideal in one of Culburra's sought after streets. Enjoying a two storey design, there are four bedrooms and good sized living spaces. There is a bathroom to service each level of the home, with the added convenience of a third WC in the laundry. Situated on the ground floor is the updated kitchen and meals area, along with the fourth bedroom, which could also be additional living space. Wandering up stairs and you are greeted with a spacious lounge room that spills out to the oversized raised deck. You'll want to spend your time relaxing here and you can even catch a glimpse of the water, reminding you that the beach is so close by. The three remaining bedrooms are also in this part of the home, with two providing access to a handy little utility space that could be a hobby room or could even be converted to become walk in robes for each of the bedrooms that adjoin. Providing a fantastic spot for family entertaining, the large and covered outdoor area is big enough to host the largest of gatherings, whilst the drive through carport allows side access to the rear yard and large, detached double garage. There are two garden sheds for garden storage and large, raised veggie gardens for those with a green thumb. The location of the property is ideal for anyone wanting to be within easy walking distance to beach, which is something that makes this home a great option for anyone looking for a Short Term Holiday Rental investment. To arrange your inspection and to avoid disappointment, phone Kellie Spowles at Culburra First National on 02 4447 3600.