

39 Moonee Beach Road, Moonee Beach, NSW 2450



House For Sale

Thursday, 13 June 2024

39 Moonee Beach Road, Moonee Beach, NSW 2450

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 677 m2

Type: House



Brett Finnie
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\$1,300,000

Don't be fooled by the modest façade, this exceptional Toscan built home boasts a whopping 305sqm floor plan that's complete with a fully self-contained 1 bedroom studio. Positioned a leisurely 2 minute stroll to the banks of Moonee Estuary, this location is highly sought by nature lovers and water sports enthusiasts alike providing an enviable coastal lifestyle with fishing, swimming and surfing all on your doorstep. Constructed in 2006, the home has been designed to offer a three-bedroom main residence, plus a one-bedroom studio all under one roofline. But it could easily convert to one dwelling should you desire. Upon entry the build quality is evident with wide hallways, high ceilings and generously proportioned rooms throughout. The master bedroom is positioned at the front of the home with a large walk-in robe and private ensuite. Bedrooms two and three have built-in wardrobes and share the 3-way main bathroom. But the real wow factor is when you enter the light filled living, dining and kitchen area with raked ceilings and a sunny northerly aspect capturing that beautiful winter sun. The kitchen boasts a dishwasher, gas cooktop, electric oven, dual fridge space and an enormous walk-in pantry making meals times and entertaining a breeze, while the backyard is all about low maintenance living with minimal lawn and established gardens already in place. The studio can be separately accessed down the side of the home with lights under the eaves the entire way. Inside, it offers a living room, kitchen and one bedroom with a walk-in robe and ensuite. It's the perfect set up for an elderly parent, kid that won't leave home or lease it out and offset your mortgage. Moonee Beach is one of the most popular suburbs on the Coffs Coast with pristine waterways and the Moonee Beach Market Place providing all your shopping needs. Homes in this location do not last long, so be quick to inspect and secure your new coastal lifestyle. Ducted air conditioning in main home 2 x split air conditioning systems in studio. Solar power & solar hot water. Crimsafe security screens. Level block with minimal maintenance. Building Size: 305m² Land Size: 677m² (approx.) - Rates: \$3,533pa (approx.)