

# 4-6 Lawson Place, Sunshine Bay, NSW 2536



## House For Sale

Saturday, 9 December 2023

4-6 Lawson Place, Sunshine Bay, NSW 2536

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1564 m2**

**Type: House**



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## **\$1,100,000 to \$1,150,000**

This appealing master-built home set on 1,564m<sup>2</sup> offers a rare opportunity to enjoy the benefits of a double block whilst being only minutes from three pristine beaches and popular Surf Beach shops. A generous blend of family living and entertaining, from the moment you arrive you will appreciate the extra space both inside and out. Showcasing an entertainer's kitchen with timber cabinets, gas cook top, double electric oven, large walk-in pantry with plenty of bench space and storage. The expansive open plan living and dining is the heart of the home and flows seamlessly to the large, covered deck with north-easterly aspect perfect to enjoy relaxing and entertaining with family and friends. The large family room at the front of the home provides abundance of space, catering for the diverse needs of your family. Boasting a spacious main bedroom with large picture windows to capture the light, walk-in-robe and ensuite. The other three bedrooms are all generous in size and have built-in-robos. The large family bathroom with spa bath is ideal for relaxing at the end of the day and also has a shower and separate toilet. Downstairs there is a huge double garage with workshop and plenty of under house storage. The original owners put in a soundproof room ideal for the drummer in the family! Venture outdoors, and you'll delight at the large garden ideal for backyard cricket and perhaps a swimming pool. If you are a gardener, you will appreciate the great bones of this garden and the opportunity to put your own stamp on it. Two separate driveways mean you don't have to choose between the boat and the caravan – bring them both. Ideally located 5 minutes' drive to the beaches and shops at Surf Beach and 10 minutes' drive to the popular village of Batehaven with Edward Street markets, pet friendly beaches and a variety of shops, cafes and restaurants. Perfect for growing families' properties of this size and calibre rarely become available, an inspection is a must to appreciate this home. Features include:- Double block- Master-built brick home- 4KW Solar (12 panels)- 3,000L water tank- Large double lockup garage with workshop and internal access- 2 separate driveways perfect for parking a boat and a caravan- Large open plan living with reverse cycle A/C and ceiling fan- Large picture windows throughout to capture the light- Entertainer's kitchen with walk-in pantry- North-east facing covered large timber deck- Large separate family room- Main bedroom with ensuite and walk-in-robe- Built in robes in all bedrooms- Large laundry with access to the downstairs garage- Third toilet, under house storage an additional soundproof room downstairs- Lovely low maintenance gardens with huge potential- Land size 1,564m<sup>2</sup>- Rates \$3,031 p/a- Potential Rental \$700 to \$750p/w