

**4 Burkes Way, Denhams Beach, NSW 2536**



**Sold House**

Wednesday, 23 August 2023

4 Burkes Way, Denhams Beach, NSW 2536

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1026 m2

Type: House

**\$745,000**

Ideally located just 300m from beautiful Denhams Beach and a five-minute walk to the popular Surf Beach shops, Medical Centre, Beachside café and restaurants. You'll feel like you're on holidays all year round! This delightful single level brick home set on 1,026m<sup>2</sup> in popular Burkes Way offering plenty of potential as an investment, holiday getaway or permanent living - the choice is yours. Offering an excellent floor plan with a spacious sunken living area and well-appointed dining/kitchen with plenty of storage and bench space and 2-seater breakfast bar. There is a second living area in the enclosed rear sunroom complete with a cool retro bar to enjoy a glass of red with family and friends overlooking the lovely private gardens. The generous main bedroom features a double built-in robe with two additional bedrooms both with built-in-ropes and share a family bathroom with bath, shower and separate toilet. A single lock-up garage, covered carport ideal for storing a boat and or a trailer, fully fenced yard with lovely private gardens completes this appealing coastal package. Located close to three beautiful south coast beaches and the local Surf Beach shops, with the conveniences of an IGA supermarket, cafes, chemist, medical centre and much more on your doorstep. Other features include:- 300 metres to Denhams Beach- 600 metres to Surf Beach Shops - Well-maintained single level brick home- Sunken lounge with gas outlet- 3 bedrooms all with BIRs- Sunroom with pot belly stove and gas outlet- Shower and bath in family bathroom- Powder room- Large separate laundry with second toilet- Private tiered rear garden with gazebo and garden shed- Covered carport for boat or trailer- Fully fenced with garden shed- UCV \$552,000 - Zoned R2- Rates \$2,866 p/a- Land size 1,026m<sup>2</sup> - Potential rent \$500p/w