

**40 Blue Gum Avenue, Sandy Beach, NSW 2456**



**Sold House**

Thursday, 17 August 2023

40 Blue Gum Avenue, Sandy Beach, NSW 2456

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Mark Peel

0417452639

**\$900,000**

How close can you get to the beach without paying an exorbitant price! This well-presented Brick veneer home in a very quiet street will be popular. Tandem double garage underneath. Entering the foyer area, you have choices to the dining & kitchen or to the main living with the original built-in bar. With a modest living area there is access out onto the newly built veranda where a sneak peak of the ocean can be viewed. For the exception of bathrooms, laundry and kitchen there is new floors, walls, ceilings and painted throughout the home. All 3 bedrooms have new carpet, walls and paint. Main bedroom has ensuite and robe. The two other bedrooms are conveniently placed around the main bathroom and separate toilet. Access to the undercover entertainer is through the laundry and the near level back yard which has been the family entrance for a lifetime. Standard with these homes from the 70's there is a concrete underground water tank that could be converted to the perfect plunge pool as I have seen in other homes. This home will sell itself and is a must to inspect. You cannot over capitalise on this position. You are literally walking into the ocean within minutes of leaving home!! Brand new infrastructure along the foreshore and beach café is bringing forward a whole new generation of families ready to renovate and expand. They are buying into sandy beach for its laidback lifestyle and easy swimming, surfing beaches. And with large headland and National Park protecting the area from over population is just another advantage. 2 bath 3 bed 2 car New walls, ceilings and flooring throughout Main bedroom has ensuite & robe. Separate toilet from bathroom, new elect stove /oven Approx 220 meters from the beach Quiet street with transport close by. Café, new foreshore infrastructure just down the road Approx. 175m low entry to Double tandem garage. EOI Guide Price \$875,000