

40 Lights Street, Emerald Beach, NSW 2456



House For Sale

Thursday, 9 May 2024

40 Lights Street, Emerald Beach, NSW 2456

Bedrooms: 5 Bathrooms: 2 Parkings: 1 Area: 575 m2 Type: House



Mick Smith

Expression of Interest

This large 2-storey family home is located in a quiet street, in the coveted central location of Emerald Beach. The 5-bedroom house is built on a generous 575m² parcel of level land, with mature trees, three outdoor entertaining areas, a spacious backyard, and a newly added in-ground pool. The upper level features two bedrooms, a tastefully designed timber kitchen, and an expansive dining area providing ample space for family dinners or entertaining. The inviting living room with large windows and sliding glass doors welcomes abundant natural light and extends seamlessly onto a north-facing deck. For the avid gardener or plant lover, a sun room opens onto a second deck overlooking the private tropical backyard, complete with a saltwater in-ground pool, providing an idyllic setting for family get-togethers and leisurely summer days. Downstairs, two additional bedrooms are complemented with a second bathroom, internal laundry, and a versatile man-cave / study / recreational room. A generously sized garage with a workshop area provides convenient access to the backyard, catering to the needs of the household. This large space could also be converted into an additional second dwelling, allowing for renters and/or dual occupancy (STCA). It's not very often that you see a long-established Emerald Beach house on the market, boasting amenities such as solar hot water and solar panels (offsetting your electricity costs), ceiling fans throughout, newly installed air conditioning, ample storage, three outdoor entertaining areas, and the opportunity to create a dual occupancy residence. Notable upgrades and renovations include: Upstairs bathroom renovation, including floating frame glass shower, new bathtub, and fixtures. New tile flooring and carpets upstairs. Merbau Timber, custom north facing sun deck. Custom designed backyard deck with a flyover roof, Merbau timber. Installation of a new fiberglass pool and exposed aggregate custom concrete. 21 Jinko 365-watt Solar Panels and 1 GroWatt 6.0kW Inverter. Construction of a limestone retaining rock wall in the front garden. Emerald Beach, a vibrant community nestled on the Northern Beaches of Coffs Coast, adds to the allure of this coastal paradise. Boasting award-winning eateries, cafes, and a dynamic community. 40 Lights Street, Emerald Beach offers an enriching lifestyle that is hard to beat. Don't miss your chance to live, invest, and establish yourselves in this sought-after beachside community. Disclaimer: While we have sourced information from what we believe to be reliable sources, prospective purchasers are encouraged to conduct their own investigations to confirm accuracy.