

**452 Beach Road, Sunshine Bay, NSW 2536**



**Sold House**

Saturday, 3 February 2024

452 Beach Road, Sunshine Bay, NSW 2536

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 917 m2**

**Type: House**



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**\$920,000**

From the front of the property you can hear the waves breaking and smell the sea at the nearby beach of Sunshine Cove. This property is a short 160 metre stroll to the sands of sheltered Sunshine Cove just across the road. Filtered views to the Cove and out to the ocean from the front of the property, including the lounge room, study and front bedroom. The block is large at 917sqm and fairly level, fully fenced in Colourbond with rear access and room to store your van and boat into the backyard in a rear parking bay, plus there is enough room to park up to six cars in the driveway and front parking bay. The home itself is all on one level with Hampton style weatherboard cladding and Colourbond roof in Deep Ocean colourway. Fully landscaped with low maintenance gardens, paved and concreted driveways, with a generous lawn at the rear. Inside is all light and bright with a good sized semi-separated lounge-dining/family-kitchen area that flows to an external covered semi enclosed entertaining decked area with aluminium plantation shutters. There are three good sized bedrooms all with BIR's, the main having a walkthrough robe leading to a decent sized ensuite, new RC air-conditioning unit. A study with excellent natural light and filtered ocean views is a perfect work-from-home environment. The main living areas are cooled and heated with a new RC air-conditioning unit. The backyard has an 11.3m x 6m lock-up garage with 3 phase power, a side access as well to the rear to access the workshop storage space, there is also a 4m x 3.3m gazebo/ entertaining area for those summer gatherings. Located close to schools, Batehaven and Surf Beach shopping centre and just 5 kms drive from Batemans Bay town centre. The home would suit many; a couple retiring to the coast, a special holiday retreat on the coast, or future development. There is potential to redevelop the block for 3 to 4 townhouses (STCA) with block size and position lending itself to that option. Or consider building a two story home to the rear of the existing home (STCA) to get even better views. The block is large enough to support this venture if desired. The vendors are open to a long settlement or potentially a rent back option if this suited your situation they are very flexible on terms.