

46 Sandys Beach Drive, Sandy Beach, NSW 2456

Dobbs & Co.

House For Sale

Wednesday, 12 June 2024

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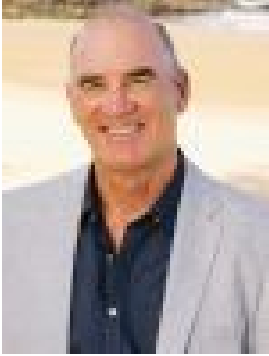
Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 575 m2

Type: House



Mark Peel

0417452639

Expressions of Interest - Price Guide - \$2,150,000

Rare opportunity to purchase a beachfront property in Sandy Beach. With recent sales along the front row, 6 homes are either finalized or under major construction proving this areas wealth. The last home that sold along this beach strip was purchased for \$2.4M, showcasing this homes guide price in this casual beach suburb. Boasting breathtaking ocean and island panoramas, with recent improvements, this home offers versatile living spaces across two levels. The ground floor features 2 bedrooms, one with ocean views, kitchenette, main bathroom, and storage bay, ideal for a family member or Airbnb. Ascend to the first level to discover an open-plan layout overlooking Groper Island, with polished timber floors, a study nook, and a stylish kitchen with ocean views. Two additional bedrooms share a bathroom, with the main bedroom capturing stunning beach & island views. The veranda enhances the already impressive vista's while watching surfers take on the waves out front. Built on a 575 m² block, The expansive backyard offers potential for further extension, maximizing this coastal position. Side access to the back yard could allow for a 60m² studio (STCA). Additional features include new tiled areas, air conditioning on both levels, plantation shutters. Don't miss out on this opportunity for prime coastal living. Enjoy the safe, tight-knit community atmosphere with a trendy café nearby. With new council works being stage 1 completed. At the northern end of the playground will be new car park with walking path stretching to coastal beach track, inviting locals and visitors alike to experience the charm of these surfers and swimmers' paradise.