

# 47 Birkdale Circuit, Sussex Inlet, NSW 2540



## House For Sale

Wednesday, 27 December 2023

47 Birkdale Circuit, Sussex Inlet, NSW 2540

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 555 m2

Type: House



Alison Murray  
0424190498

**\$995,000**

The hard work has already been done for you on this move in ready, Beechwood built home in the prestigious Sussex Inlet Golf Village on the beautiful NSW South Coast. All those final post-build finishes have already been taken care of with fencing, driveway and established, easy care landscaping and lawn, complete with solar power and battery storage system, you can move straight in and start making many wonderful memories of your new coastal lifestyle. This 4-bedroom home offers the perfect blend of luxury, comfort, and serene coastal living. A short stroll to the fairway, this property presents an exceptional opportunity for those seeking a premium living experience.

**Key Features:** Spacious and light-filled open-plan living areas with high ceilings  
Modern kitchen with stone benchtop, 900mm gas cooktop and ample storage space  
Four generously sized bedrooms, including a master suite with private ensuite and walk-in robe  
Stylish bathrooms featuring contemporary fixtures and fittings  
Expansive outdoor entertaining area overlooking the rear yard with established hedging plants for additional privacy  
Double garage with internal access  
Landscaped gardens showcasing the natural beauty of the region  
Ducted dual zone air conditioning for year round comfort  
6.6kw solar power system with 5.6kw battery storage

**Location and Lifestyle:** Situated in a sought-after golf course estate which is filling up fast, this property offers a lifestyle of tranquility and convenience. Take advantage of the pristine beaches, enjoy a round of golf just steps away from your doorstep, or explore the stunning natural attractions that the NSW South Coast has to offer. With easy access to local shops, cafes, schools, and clubs, this location provides the perfect balance between coastal living and urban convenience. Approx. 30mins to Nowra, Ulladulla and Vincentia.

**Current levies:** Council Rates - \$302.63 per quarter  
Water Rates - \$248.50 per quarter (plus usage)

Don't miss this rare opportunity to own a brand new 4-bedroom move in ready home in a prestigious golf course estate on the NSW South Coast. Contact our team today to arrange a private inspection and secure your slice of coastal paradise!