

4A Train Street, Broulee, NSW 2537



Duplex/Semi-detached For Sale

Saturday, 17 February 2024

4A Train Street, Broulee, NSW 2537

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached



Pat Jameson
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\$1,395,000 to \$1,475,000

Perfectly located footsteps from one of the best beaches on the South Coast and iconic Candlagan Creek, this stunning architect designed property has been designed to offer a blend of chic living and relaxed beach house vibe ideal for permanent living or a low maintenance holiday lifestyle. The striking black charred spotted gum timber facade sets a striking and sophisticated tone upon arrival, seamlessly integrating natural elements into modern architecture. Every aspect of this property exudes coastal luxury whilst offering a hassle-free seaside lifestyle. Spread across two levels, this contemporary home offers ample space and comfort for your entire family and guests. The ground floor greets you with a cosy living area opening to the fenced rear garden, ideal for keeping an eye on children and pets at play. Two generous bedrooms with built-in robes complement a luxurious family bathroom featuring a bath, walk-in shower, and separate laundry. The large single garage has internal access and the gated side access is perfect for the boat or extra cars. Upstairs has a delightful light-filled open-plan living area with high raked ceilings and floor to ceiling glass stacker doors leading to the large covered deck perfect for relaxing with family and friends and enjoying the sea breezes. The designer kitchen, a chef's delight, boasts high-end appliances, a walk-in pantry, Caesarstone benchtops, sleek custom cabinetry, and a spacious island bench perfect for gatherings. The main bedroom offers a private retreat with luxurious ensuite and walk-in-robe featuring bespoke cabinetry. Wake up to the soothing sounds of the ocean and savor morning coffee on the deck while listening to the waves breaking on the beach. A single lock-up garage ensures secure parking, complemented by gated side access for boats and trailers, with additional off-street parking in the front forecourt. Nestled in the charming coastal village of Broulee, renowned for its pristine beaches and family-friendly atmosphere, this property embodies the quintessential beachside lifestyle, ideal for permanent residency or a holiday escape. Nearby excellent schools enhance the appeal, encouraging children to embrace walking and cycling. This is a wonderful opportunity to own your dream coastal retreat. Live the beachside life you've always envisioned in this coveted Broulee locale. **Available for inspection seven days a week** Features include:- Architect designed and master-built- Construction recently completed- Black charred shou sugi ban spotted gum front façade - 5.6 KW Solar System- Individually zoned heating and cooling- Modern and open plan design- Hybrid timber flooring throughout- Large upper entertaining deck- Stacker doors and louver windows for good airflow- Designer kitchen equipped with walk-in-pantry, Ceasar stone benchtops, Westinghouse induction cooktop, electric oven, double sink and dishwasher- Breakfast bar featuring stecca wood detailing- Main bedroom with walk-in-robe with bespoke built-in cabinets and ensuite- Additional two bedrooms also feature stylish custom built-in robes- Luxurious family bathroom with walk-in shower and bath- Powder room- Additional linen press in laundry- Side gated access with space for a boat and or trailer- Water tank - 3000L- Single lock-up garage with internal access- Holiday Rental - \$850 p/n (peak) and \$475 p/n (off-peak)- Potential Rent \$750 p/w- Rates TBA p/a