

5/24 Hedley Way, Broulee, NSW 2537



Townhouse For Sale

Tuesday, 19 September 2023

5/24 Hedley Way, Broulee, NSW 2537

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Dawn Mason
0424847522

AUCTION if not sold prior

Less than 800 metres from the beautiful South Broulee beach! As you step inside, you'll immediately notice the earthy tones and exquisitely chosen colours and textures which exude quality and style. Spacious open-plan living and dining area, which boasts high ceilings, abundant natural light and a contemporary design. The modern kitchen is equipped with top-of-the-range appliances, perfect for cooking up a storm. Sleek stone benchtops, stylish cabinetry and a huge walk-in pantry, complimented by under bench drawers and an additional wall pantry ensure more storage is never desired. Featuring three generously sized bedrooms, each with ceiling fans. The master bedroom is a true oasis, with a walk-in wardrobe and a luxurious ensuite bathroom featuring a large bathtub and a rain shower, lined in imported Italian tiles. The oversized double garage, purposely designed to be accessibility friendly but also has plenty of room for toys like boards and bikes, which seem a necessity to live in Broulee! It is a flat 780m walk to the sand of South Broulee beach. This executive townhouse is located in a highly sought-after area, just a short stroll from the beach and a range of cafes, restaurants and shops. Whether you're looking for a permanent residence or a holiday home, this property ticks all the boxes. Features:

- Polished concrete floors downstairs.
- Quality cabinetry and stone benchtops in kitchen.
- Powder room downstairs.
- Abundant pantry and storage.
- Opportunity for 2 separate laundries.
- Provision for a lift installation.
- Study nook.
- Upstairs European laundry or kitchenette.
- LED lighting.
- Ceiling and wall insulation.
- Double glazed windows.
- Smart lighting and security.

Low strata fees were front of mind in the planning and design stage of this complex. Don't miss out on this incredible opportunity to own luxury just minutes from the beach. Currently tenanted for \$650 per week. Contact us today to arrange a private inspection! This property is subject to an existing tenancy until July 2024 at \$650 per week. Rates: \$2,523.45 Current rental return: \$650 per week Off peak - \$200 per night Peak - \$300 - \$450 per night