

# 5 Gillan Grove, Broulee, NSW 2537



## Sold House

Tuesday, 15 August 2023

5 Gillan Grove, Broulee, NSW 2537

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 560 m2

Type: House



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**\$1,050,000**

Ideal coastal living in the popular seaside village of Broulee, this stunning master built contemporary home has been designed for easy living and comfort with a family focused floor plan. Enjoy a level 900m walk to some of the best beaches the South Coast has to offer. Delivering a choice of excellent primary and secondary schools and being just a short walk to the local shops, cafes, tennis courts, walking tracks and local surf club, the location is set for a perfect retirement home or family living. Bathed in northerly sunshine, the hub of the home maximises functionality with the open plan kitchen, dining and living area flowing seamlessly to a covered alfresco area and fenced backyard with privacy, perfect for relaxing and entertaining with family and friends. Offering a stylish kitchen with stone benchtops, gas cooktop and electric oven, large pantry and 4-seater breakfast bar. The generous main bedroom has a modern ensuite, and a large walk-in robe. There are a further three bedrooms all with built-in robes, and a family bathroom with bath and shower. The double lock-up garage and media room perfect for relaxing and family movie nights complete this appealing package. Broulee has always been favoured by families wanting to live in the pristine holiday destination and enjoy the laidback Broulee lifestyle. Now more than ever families seek the comfort, space and sense of security that owning a family home offers. The village by the sea, Broulee is the place to be! Features include:- Master-built home- Quality fixtures throughout- Side access for boat or caravan- Covered alfresco area with fully fenced backyard- Gas cooktop and electric oven and stainless-steel dishwasher- Reverse cycle air-conditioner in the living area- Media Room/Second living room- Main bedroom with ensuite and WIR- Family bathroom with shower and bath- Built-in robes, ceiling fans and carpet in all bedrooms- Large double garage with remote door and internal access- Separate laundry with external access- Close to quality primary/secondary schools- Land Size 560m<sup>2</sup>- Rates \$2,763 p/a- Potential rent \$650 - \$700