

**54 Cook Avenue, Surf Beach, NSW 2536**



**Sold House**

Thursday, 17 August 2023

54 Cook Avenue, Surf Beach, NSW 2536

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 659 m2

Type: House

**\$1,000,000**

This beautifully presented home offers idyllic coastal living, encompassing contemporary style with cool, coastal interiors and lush tropical gardens oozing tranquility and privacy complete with lovely ocean views and soothing sea breezes. Impeccably presented throughout this home offers a wonderful sense of light and space, boasting large picture windows and glass sliding and bifold doors creating free-flowing indoor and outdoor living spaces. The spacious open plan kitchen, dining and living area seamlessly flows to the wrap-around timber deck ideal for alfresco dining with large front and rear decks to choose from when entertaining family and friends. Many wonderful family Christmases and special family celebrations have been enjoyed on the front deck. The additional outdoor awnings create an enviable indoor/outdoor lifestyle and protection all year round. Upstairs there are three bedrooms, the main bedroom and 2nd bedroom open out to the front deck to enjoy the ocean views. Each bedroom has built-in-robies and lovely hardwood polished flooring features through-out this level. The whole home radiates coastal charm, continuing to downstairs with a self-contained unit complete with kitchenette, bathroom and separate laundry through to the large back yard boasting an outdoor shower and entertaining patio area. The double carport and lock-up drive through garage perfect for storing a boat completes this idyllic coastal property. With great care and attention, the owners have ensured that every aspect of this home has been meticulously maintained. Ideally located 800m from local beaches and the Surf beach shops, cafes and medical centre. This stylish coastal oasis offers you the relaxed lifestyle you've been dreaming of. Be quick to arrange an inspection as this property is priced to sell! Features include:- 800m walk to Surf Beach shopping village and local beaches- Elevated North-easterly aspect- Self-contained downstairs unit with separate entrance- Large, covered front and rear entertaining decks- front deck with electric awning and rear deck with open/closing Vergola roofing- Well-equipped kitchen with gas-cooktop, electric oven and island bench- Quality window furnishings- R/C air-conditioning in living room and self-contained unit- Beautifully polished hardwood timber flooring with light filled interiors- Family bathroom with bath- Solar (free) Hot Water System- Outdoor hot and cold shower - Undercover patio with loads of dry storage- Low maintenance tropical gardens- Double carport and drive-through lockup garage- 10 minutes' drive to Batemans Bay- Rates \$3,063 p/a- Land size 659m<sup>2</sup>- Potential rent \$600-\$625 p/w