

6 Cox Place, Sunshine Bay, NSW 2536



House For Sale

Wednesday, 14 February 2024

6 Cox Place, Sunshine Bay, NSW 2536

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 763 m2

Type: House



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\$949,000

Enjoying an elevated position in a peaceful cul-de-sac this beautifully presented home offers an idyllic coastal lifestyle encompassing contemporary style with modern and quality finishes throughout. Cleverly designed with large picture windows and covered deck to enjoy relaxing and entertaining with a sought-after nor easterly aspect. With two light filled living areas, one flowing to a small front balcony and the other to large covered deck off the main family room this well-maintained home is instantly welcoming. Located just 900m from the popular Surf beach shopping village with supermarket, medical centre, chemist and popular beachside café. Throw your towel over your shoulder for your morning swim and enjoy a coffee before heading home. The three beaches nearby are renowned as some of the most popular on the South Coast. This is an ideal opportunity to start your next chapter in this popular location. Showcasing a stylish kitchen with good storage and walk in pantry overlooking the north facing living area enjoying a seamless flow out to the covered deck a perfect space to enjoy with family and friends all year round. The separate dining and lounge allow for plenty of room for the whole family to spread out. The fully fenced landscaped gardens is perfect for children at play or for the family dog to chase the ball all day. Comprising a spacious main bedroom with walk-in robe and ensuite plus an additional two large bedrooms both with built-in robes. The family bathroom has a deep bath and shower and there is a separate toilet. The large separate laundry offers excellent storage with built in cupboards. The double lock-up garage with internal access is extra-long on one side ideal for camper trailers. The side gated access is ideal for a caravan, boat or trailer and the spacious low maintenance gardens complete this appealing coastal package. Nestled in a highly sought-after address, and ideally located 2 minutes' drive to the beaches and shops at Surf Beach and 5 minutes' drive to the popular village of Batehaven with Edward Street markets, pet friendly beaches and a variety of shops, cafes and restaurants. Embrace an idyllic coastal lifestyle and all that this area has to offer. Features include:- Recently painted interior and exterior- Family friendly floor plan with 2 separate living spaces- Large covered rear deck with northerly aspect- Reverse cycle air-conditioning in family room- Front balcony- Spacious main bedroom with ensuite and WIR- Good size bedrooms with BIRs- Side access for caravan, trailer or boat- Laundry with external access and built-in cupboards- Ducted vacuum system- Low maintenance fully fenced gardens ideal for children at play- Close to local schools- Double garage with internal access (one side with extra length) and plenty of storage- Rates \$2,853.25 p/a- Land size 763m²- Potential rent \$600 - \$650 p/w