

# 6 Lugar Brae Avenue, Bronte, NSW 2024

PPD REAL ESTATE

## House For Sale

Saturday, 24 February 2024

6 Lugar Brae Avenue, Bronte, NSW 2024

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Alexander Phillips  
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## Buyers Guide \$4,100,000

The gorgeous bougainvillea-framed facade of this Bronte beauty make a welcoming first impression but it's the sunlit interiors and easy indoor/outdoor flow that make the freestanding home such a wonderful place to live. One of only a handful of homes in a quiet cul-de-sac between Macpherson Street's cafe hub and Charing Cross village, the three-bedroom home is dedicated to barefoot living with a landscaped backyard and sparkling saltwater pool bringing a taste of Byron Bay to Bronte. Infused in natural light, the single-storey home's free-flowing layout makes for easy family living with a series of alfresco spaces and a simple yet timeless aesthetic that invites relaxation. A natural palette of materials and pops of pastel give the home an upbeat feel while double parking is a massive bonus. An easy walk down to the beach action or across to Queens Park, this is a fantastic opportunity to buy in one of Bronte's quietest pockets just 400m to Bronte Road's cafe strip and 700m to Woolworths Metro with great schools all around. \*?Peaceful cul-de-sac, no through traffic \*?Granite cobblestone drive, double parking\*?Beach-fresh interiors and a villa-like layout\*?3 double bedrooms, 2 with custom built-ins\*?King-sized main bedroom with an ensuite \*?Sun-filled study, ideal work from home space\*?Wide Oak boards from Precision Flooring\*?Living room opens to a north-facing deck \*?Entertainer's kitchen with a breakfast island\*?Stone benchtops, integrated Bosch appliances\*?6 burner gas cooktop and extensive cabinetry\*?Sarah Ellison scallop encaustic tile finishes \*?Dining flow to a covered entertainer's deck\*?Heated saltwater pool, copper outdoor shower\*?Family bathroom, Kaldewei bath, Grohe tapware\*?Reverse cycle air, ceiling fans, automated blinds\*?New carpet in bedrooms, plantation shutters\*?Potential to add a 2nd storey in the future STCA\*?Easy 350m stroll to Wet Paint and Eugene's