

# 64 Reserve Road, Basin View, NSW 2540



## House For Sale

Friday, 1 December 2023

64 Reserve Road, Basin View, NSW 2540

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 512 m2**

**Type: House**



Trish Broome

## New to Market

Nestled at 64 Reserve Road, this inviting brick residence, erected at the close of 2005, stands as an epitome of move-in-ready allure, catering to those seeking a tranquil yet conveniently positioned abode. The exterior exudes street appeal, a precursor to the enduring charm that permeates every corner of the dwelling. Situated a mere three-minute drive from the local public school, a deep-water boat ramp, and essential amenities such as shops, a bottleshop, and a medical center, this property seamlessly blends accessibility with serenity. A short 17-minute drive unfolds the scenic panorama of Huskisson's cafes and beaches, while a journey of less than 30 minutes leads to the vibrant shopping and dining precinct of Milton/Ulladulla. This modern sanctuary comprises three bedrooms and two bathrooms, crowned by an attached double lock-up garage and the all important side access! The spacious living room beckons with new floating timber flooring and the comfort of reverse cycle air conditioning. The open-plan kitchen and dining area boasts a breakfast bar and is seamlessly connected by sliders that reveal an undercover entertaining space and a low-maintenance, fully fenced yard. The king-sized master bedroom is a retreat in itself, featuring an ensuite, built-in robes, plantation blinds, and a ceiling fan. Two additional queen bedrooms, each with built-in robes and plantation blinds, complement the ensemble. The main bathroom, complete with a bath, shower, and vanity, stands alongside a separate toilet. The property offers drivable side access, a practical touch for storing a boat or caravan. Additional features include electric hot water, reverse cycle air conditioning, and a fully fenced yard. The outdoor entertaining area at the rear unfolds in a private, sun-filled setting, presenting an ideal backdrop for gatherings and relaxation. Tailored for a retired or semi-retired couple, or a small family, this residence epitomizes comfort and functionality. For all inquiries or to arrange a private inspection, kindly contact Trish Broome today!

Property features:- Modern three-bed, two-bath home with attached DLUG- Spacious living room with floating timber flooring and reverse cycle air- Open-plan kitchen and dining areas with breakfast bar- Sliders to undercover entertaining and low-maintenance, fully fenced yard- King-size master bedroom with ensuite, built-in robes, plantation blinds and ceiling fan- Two additional queen bedrooms with built-in robes and plantation blinds- Main bathroom with bath, shower vanity and separate toilet- Drivable side access for boat or caravan storage- Electric hot water, reverse cycle air-conditioning, fully fenced yard- Outdoor entertaining at rear in a private, sun-filled setting- Ideal for retired or semi-retired couples or a small family