

# 7 Marina Street, Budgewoi, NSW 2262

## Sold House

Thursday, 28 March 2024

7 Marina Street, Budgewoi, NSW 2262

Bedrooms: 2

Bathrooms: 1

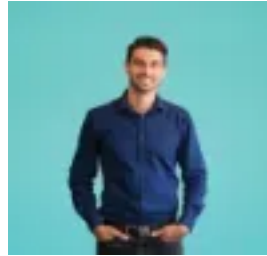
Parkings: 1

Area: 575 m2

Type: House



Edan Sirone  
0243856423



James Keelan  
0243856423

**\$675,000**

Nestled in a coastal haven, this exceptional cottage-style home embraces the lifestyle offering of Budgewoi. Impeccably presented on a sunbathed, level 575sqm allotment, holding excellent scope for enhancement and potential dual occupancy (STCA) or townhouse/villas. The low-maintenance two-bedroom cottage is conveniently located an easy drive to the local school and local shopping amenities, waterways, and only minutes to beautiful beaches. Features include:- Quiet, family-friendly location with a generous 575sqm allotment.- Sun-filled living and dining room, high ceilings, and sash window.- Dedicated kitchen with a freestanding oven, overlooking the grassed backyard.- Two spacious bedrooms, master complete with built-in robe and ceiling fans.- Central main bathroom, additional toilet, and outdoor laundry.- Covered entertaining areas at the front and rear for year-round enjoyment.- Oversized single lock-up garage, space for a workshop or storage.- Generous covered outdoor entertaining space, a perfectly level grassed backyard, and fully fenced boundaries.- Space for a granny flat, additional shed, parking for a caravan or boat.- A short three-minute drive to Budgewoi Beach and walking distance to local shops, sporting fields, bowling club and lakefront beyond. This presents a perfect opportunity for first-home buyers, families, and investors alike, given its sought-after location and perfect proximity to every lifestyle attraction on the Coast. Walking distance to local shops, bowling club and lakefront, and only a short drive takes you to the beautiful Budgewoi Beach, all whilst enjoying easy access to the M1 motorway. For further details or to arrange an inspection, please contact Edan Sirone on 0411 314 464 or James Keelan on 0435 714 565. Council Rates: \$1,370pa Water Rates: \$994pa