

77 Rigney Street, Shoal Bay, NSW 2315



House For Sale

Saturday, 24 February 2024

77 Rigney Street, Shoal Bay, NSW 2315

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Type: House



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AUCTION ONSITE 6/04/2024

Every now and then, there is a property that stops you in your tracks. At every turn, there's a delightful detail, expert craftsmanship on display, thoughtful design and all flawlessly presented. This property not only ticks every box, it will tug at your heartstrings. Ladies and gentlemen, it is my pleasure to introduce you to Shoaly House. A luxurious and quintessential beach home with two separate studio accommodations all in an oasis like setting. Moving past the front locked gates, you'll be greeted by a refreshing façade, lush green grass, and subtropical boundary gardens. Stainless steel balustrading separates the lawn from the generous driveway-an ideal place to rinse down the boat while watching the kids kick a ball in the front yard*. There's ample space to park a caravan, boat, and still drive into the double-entry garage, which accommodates three vehicles with drive-through access to the rear. At ground level of the main dwelling, there is a self-contained one-bedroom flat with its own private entry. Boasting an open plan living and kitchenette, an immaculate bathroom, and a generous bedroom. Making your way to the upper floor, you'll land on the large covered entertainer's deck where you'll find yourself kicking back for days on end-an ideal spot to soak up the sun and keep an eye on the kids playing. Enter the home, and you'll fall in love with the beautiful timber floors, exposed beams, modern kitchen, and the bright and airy atmosphere. The home flows to another large covered deck at the rear with a built-in BBQ station. The indoor-outdoor flow from front to back makes this a great entertainer's home regardless of the time of day, season, or weather. Further on this floor, there are two guest bedrooms, beautiful bathroom, and a generous master bedroom with direct access to the front deck. Taking the stairs down from the rear deck leads you to the lovely oasis carefully created at the rear. Ultra-private and cleverly set up with multi-zones to entertain, play, or just relax. The rear granny-flat is like a Tardis, much larger than it appears. Step inside, and you'll find soaring ceilings, a large open plan living and kitchenette, a bathroom, and two generous bedrooms. Ideal as an income generator, guest accommodation, or for multi-generational living. The property is located only a short walk to several pristine beaches, multiple parks and playgrounds, and the famous dining and entertaining strip at Shoal Bay Beach. The recently completed Tomaree Coastal walk and multiple mountain bike trails await those that seek adventure and the Shoal Bay Boat Ramp is minutes down the road. Launch the boat and take in the incredible coastline and pristine water ways at your fingertips. This property is one of a kind and an absolute must-see. Don't walk-run! The property is set to sell and will be near impossible to find again. Contact our friendly sales team to find out more.*Future Pool area? (STCA)