

77A Cyrus Street, Hyams Beach, NSW 2540

Sold House

Wednesday, 31 January 2024

77A Cyrus Street, Hyams Beach, NSW 2540

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 277 m2

Type: House



Craig McIntosh

Contact agent

For the first time since it was built new in 2014, this beautifully presented home - The Lighthouse Watch - is being offered for sale. It is a unique opportunity to buy into the heart of Hyams Beach - diagonally opposite the Hyams Beach cafe and just a 2 minute stroll across the road to the main beach. As one of only 2 residences on the lot, this ground floor, 3 bedroom strata cottage has an elevated position with beautiful views of Jervis Bay, a manicured lawn terrace and a large sunny courtyard. Master built, the design and detail of The Lighthouse Watch will impress - including a 300 mm hebel slab between the two levels and a reverse brick-veneer construction method - to ensure that each dwelling is completely soundproofed, insulated and private. The home also has a recent history of holiday renting - generating \$90,000 of gross income per year. Other high quality features and finishes include:- 3 large bedrooms- 2 bathrooms (one of which is an ensuite), both with heated flooring- Internal laundry- Off street parking for two cars- Large storeroom- Large courtyard- Lawn terrace- Power lines buried underground during 2022 to give uninterrupted views of Jervis Bay!- Blackbutt timber flooring with acoustic insulation- Rosewood, custom made windows and timber plantation shutters throughout- Smeg oven, Miele dishwasher, NBN and more! Strata fees are proposed at \$1,700 per quarter inclusive of insurance, strata administration, lawn mowing, gardening, window cleaning, house washing and an annual capital works provision of \$5,000. The land tax value of the land is circa \$800,000, well below the current land tax threshold of \$969,000. Overall, The Lighthouse Watch is perfectly located, master built, and immaculately maintained! Inspection is by appointment only. Please contact Craig McIntosh on 0455 544 228.