

7A Azure Avenue, Broulee, NSW 2537



Sold Duplex/Semi-detached

Wednesday, 14 February 2024

7A Azure Avenue, Broulee, NSW 2537

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached



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This newly built three-bedroom duplex is located just a short walk away from the pet-friendly South Broulee Beach and the local amenities of Broulee. The property features a modern and open-plan design, with a Northerly aspect that ensures all-day sun during the winter months. As you enter the property, you'll be greeted by a spacious entry hall that leads into the living room. The living room seamlessly flows into the dining area and kitchen, which opens up to a patio and rear yard, perfect for outdoor entertaining. The kitchen is designed with modernity in mind, featuring a mirrored splashback that adds a sense of space and stone benchtops. It is equipped with AEG appliances, including an oven and induction cooktop, as well as a Bosch dishwasher. Furthermore, there is a butler's pantry with an additional sink and ample storage for your convenience. To ensure comfort throughout the year, the main area is equipped with reverse-cycle air conditioning and fans in all of the bedrooms. The sunny main bedroom boasts a walk-in robe and ensuite bathroom, providing a private retreat. Two bedrooms set away from the main area have use of the main bathroom. With its spacious design and modern fixtures, the main bathroom offers a tranquil retreat where you can enjoy a relaxing soak after a long day. Whether you prefer a quick shower or a leisurely bath, this well-appointed bathroom provides the ideal space for all your self-care needs. In addition to its other impressive features, this property boasts a convenient laundry area with an additional linen press and storage cupboards. The laundry is thoughtfully designed to provide ample space for all your laundry needs, including storage for linens and other essentials. For parking and storage, the property offers a double garage. With its convenient location, modern features, and proximity to the beach and local amenities, this two-lot scheme strata duplex is an ideal choice for those seeking a comfortable and stylish coastal home. Features include:- Brand new build- Modern and open plan design- R/C air-conditioning in living area- Ceiling fans in all bedrooms- Kitchen equipped with AEG appliances and Bosch dishwasher- Butler's pantry- Vinyl plank timber flooring throughout- Main bedroom with WIR and ensuite- Family bathroom with shower and bath- Additional linen press in hallways- Shared driveway and building insurance- Water tanks for washing machines, gardens and toilets- Solar hot water system- Double garage- Potential Rent \$550 - \$600 p/w- Rates \$2,333 p/a