

# 8 Beechwood Place, Moonee Beach, NSW 2450

NOLAN PARTNERS

## House For Sale

Thursday, 16 November 2023

8 Beechwood Place, Moonee Beach, NSW 2450

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 576 m2

Type: House



Craig Gardner  
0421584001

**\$1,850,000 - \$1,995,000**

Indulge in the epitome of luxury living in this master-built, quality residence. From the moment you step inside, be embraced by the grandeur of high ceilings, the warmth of natural tones, and the luminosity of natural light streaming through every corner. The lower level unfolds into an inviting space—an open-plan living, dining, and kitchen precinct that seamlessly merges elegance with functionality. A gourmet kitchen awaits, complete with stone benchtops, induction cooktop, and double fridge space. The cleverly designed window connects you to the outdoors, bringing nature in. Step outside to discover an undercover outdoor area with an inbuilt kitchen, overlooking a sparkling inground pool. The ambiance is further elevated with an inbuilt trampoline and a fire pit—creating an extraordinary space for entertaining friends and family. The lower level caters to practical living with a double garage offering internal access, separate side entry for a van, boat, or tradesman, and the option to add a granny flat (with approved plans). As a bonus, find a one-bedroom apartment with its own entry—currently a thriving Airbnb, with financial figures available. Ascend to the upper level, where a second living area with a study nook provides a haven for movie nights or a retreat for the kids. Plus, there are three bedrooms all with built-ins and fans that share a bathroom, making this zone dedicated to family living. The master suite beckons with privacy and space. Revel in a huge walk-in robe and an ensuite that caters to the most discerning tastes. Experience modern living with ducted air, solar power and hot water, ensuring your home is environmentally conscious and cost-effective. This idyllic location is an easy stroll to pristine beaches, close to cafes and bike trails, yet only 2 minutes to Moonee Market or 8 minutes to Park Beach Plaza providing the perfect combination of lifestyle and convenience. Seize this opportunity to claim a premium home where luxury meets practicality. Contact us now to schedule a viewing and make this dream home yours! Council Rates: \$3,613 pa (approx.) Land Size: 576.9 sqm (approx.) Zoning: R2