

9 Emerald Avenue, Sapphire Beach, NSW 2450

House For Sale

Friday, 3 May 2024



9 Emerald Avenue, Sapphire Beach, NSW 2450

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 796 m2

Type: House



John Howard
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Noel Nicholson

Auction

A testament to seaside splendour, 'Captain's Quarters' spans 797 square metres (approx.) of land with just under 45 metres of absolute beach frontage. This premier property offers unobstructed ocean views and direct beach access, presenting itself as a highly successful holiday rental investment or a cherished family retreat. The home is cleverly designed to capitalise on its panoramic ocean vistas, including from the central hub of the first floor. This open-plan space features a modern kitchen with a large island bench, a generous dining area, and a living room, seamlessly extending into a glass-encased sunroom and spacious balcony. Combining luxury with practicality, the main floor also includes a sizable bedroom with access to the ocean-facing balcony, a central bathroom, and a separate powder room. The ground floor houses three more bedrooms, a second bathroom and powder room, and a kitchenette. One of the bedrooms is notably large and can be used as a secondary living area or media room, adding to the home's versatility. Promoting an indoor-outdoor lifestyle, multiple doors on the ground floor and stairs from the first-floor balcony lead to an outdoor oasis. The pool and cabana area, with sandstone paving, welcomes outdoor leisure against a scenic ocean backdrop. Nearby elevated grassy knolls serve as private viewing spots for dolphin and whale watching, merging luxurious amenities with the natural elegance of its beachfront setting.

- + Picture-perfect residence on 797 sqm (approx.) with nearly 45m of direct beach frontage
- + Quality two-storey rendered brick home with panoramic ocean views
- + Lucrative investment potential as the successful 'Captain's Quarters' holiday home
- + Functional and flexible floor plan ideal for extended families or as a versatile retreat
- + Four bedrooms, including a top-floor master and an oversized ground-floor bedroom
- + Ground floor bedrooms accommodated by a kitchenette and bathroom for private use
- + First-floor open-plan kitchen, living, and dining, with slow-combustion fireplace
- + North-facing sunroom enclosed in glass, potentially used as a fifth bedroom
- + Spacious balcony overlooking the inground pool and sandstone-paved surrounds
- + Pool cabana and elevated grassy outlooks for dolphin and whale watching
- + Double lock-up garage with internal laundry, plus parking space for up to six vehicles