

9 Hedley Way, Broulee, NSW 2537



Sold House

Tuesday, 16 January 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 772 m2

Type: House



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Offering the perfect blend of comfort and luxury this spacious home exudes luxury and style in the sought after suburb of Broulee. This beautifully presented four-bedroom home has been designed to offer idyllic coastal living, encompassing immaculate interiors complemented by lovely low maintenance gardens. Impeccably designed and generously proportioned, this residence offers an abundance of space and modern comforts perfect for relaxed living. With a welcoming ambience the wide entry reveals 9-foot ceilings and expansive dimensions with light filled interiors. The open plan living area is at the heart of the home and features a stylish kitchen that overlooks the dining/living area, complete with sleek cabinetry, a breakfast bar and stone benchtops. Sliding glass stacker doors allow a seamless flow to the covered alfresco area the perfect space for relaxing and entertaining with family and friends and enjoying the sea breezes. The spacious parent's retreat with picture windows overlooking the lovely front gardens has an ensuite with custom timber vanity, stone benchtops and walk-in robe. The additional three bedrooms are at the other end of home and are all generous in size with stylish plantation shutters, built in robes and warm carpet. The family bathroom is large with a deep bath that the whole family will appreciate. This beautifully appointed home is perfect for flexible living options with multiple living areas. The carpeted living room complete with French doors is perfect for curling up with a book or playing the piano, and the separate media room is ideal for movie nights. Further to the already attractive list of quality features is the double lockup garage with internal access, fully fenced rear garden, garden shed, 4,000L storm water tank, bore water and lovely established gardens with a selection of fruit trees including orange, flowering apple, cherry and mulberry. There is also room for your boat or caravan at the front of the property. This prime location is only 800m from the beautiful beaches of South and North Broulee considered by many to be some of the best beaches on the South Coast, with excellent local schools nearby. The townships of Batemans Bay and Moruya are approximately a 15-minute drive. This property offers a lifestyle option that must be seen to be appreciated. If you're looking for the epitome of an idyllic lifestyle in the heart of Broulee, then look no further. Features include:- Spacious single level home (size 301m²)- Family friendly layout with multiple living spaces - media room, family room and large living room- Media and Living room with reverse cycle A/C and plantation shutters- North-east facing large Alfresco with glass doors, fly screens and Luxaflex motorised sunshade to the northeast- Parent's retreat, plantation shutters, carpet, ceiling fan, louvre windows, walk-in wardrobe; ensuite with custom timber vanity and stone benchtops- Three additional bedrooms all with carpet, plantation shutters and built-in wardrobes- External awnings to 2 rear bedrooms- Luxurious family bathroom with built-in bath and walk in shower- Modern kitchen with stone benchtops, 4-burner gas cooktop and electric oven, pantry and dishwasher- LED down lights and stylish light fittings throughout- Laundry and 2 x linen closets- Double garage with remote doors and internal access- Additional space for boat/trailer, and a further visitor parking spot- Water bore to garden and gas boosted hot water system- Fully fenced and private level land (Colorbond fence, 2 side gates and garden shed)- Rates \$3,030.13 p/a- Land size 772m²- Potential rent \$700 - \$750 p/w