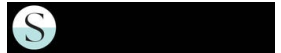


92 Caves Beach Road, Caves Beach, NSW 2281



Sold House

Monday, 14 August 2023

92 Caves Beach Road, Caves Beach, NSW 2281

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 695 m2

Type: House



Shanti Page
0249721522



Ben Casey
0488334488

\$1,300,000

Set in a top spot location, this affordable and attractive residence is right in the Caves Beach hot zone. Super close to patrolled sand and surf, with great coffee and beer just moments away, at the Caves Beach cafes, shops and hotel hub, it's easy to understand the appeal of this position. Promising a beautifully flat block, it's also an easy flat walk to the beach, this home being one of very few single level properties along route on this highly sought after strip. Broadening its appeal is the very real second dwelling potential, with an existing rear granny flat size brick structure. Back to the beginning, let's start with the original, old school, gorgeous beach shack feel of the main house, with its lovely high angled ceilings adding to its charm. Best of all, its easy care brick exterior, spares you the never ending chore of painting and maintaining an old timber or fibro exterior, typical of this era. Fortunately upgrades inside have brought the home into the 21st century. A stunning new stone tops white kitchen, beautifully flows off the open style front living and out to comfortable rear second living, with an outlook to the backyard's easy care lawn and lovely big pool. Back inside all 3 bedrooms in the main house, boast built in robes and enjoy a position that is nice and handy to the main bathroom. Very much move in ready, there's loads of potential to renovate further and go out or up down the track if you want to, just like next door have. A very unexpected and pleasant surprise is set right down the back on the rear boundary. Best described as an original pool house cabana and games room, complete with guest bedroom, it begs to be converted into self contained living. Brick like the home itself, this poolside cabana isn't some flimsy old converted garage, it's solid and very guest and family friendly, all it needs is a bathroom and kitchen addition to make it the ultimate self contained pool house accommodation ... And here's the point form or quick facts version of things ... - Super close to the beach, cafes and shops location, sought after top spot - Flat block, flat section of the street, flat walk to patrolled sand, surf & hotel - Single level brick main residence plus a far rear boundary brick pool house - Ripe for conversion to self contained pool house separate accommodation - Just needs a kitchen & bathroom, already set up as guest bedroom & living - With the home at the front & pool house cabana or games room to the rear - There's stacks of room & a big pool between the 2 dwellings, both can enjoy - A side drive lets guests slip up to the pool house without disturbing anyone - The driveway will take a bunch of cars with drive thru carport to the garage - Behind the garage, there's an old kitchen, once used for poolside parties - It's easy to imagine the pool in its heyday, the perfect summer place to be - A little bit of imagination could see it transformed into a modern beauty - Picture today's new waterfront look, with a wharf like jetty & deck overlay - Love the perfect size, easy care, flat lawn that features both front & back - Appreciate the fully fenced secure nature of the home for kids & puppies - Love the beach shack yesteryear look/escape from boring & conventional - Appreciate the no maintenance brick exterior main house & pool house too - Love the main house modern upgrades including a new stone tops kitchen - Appreciate the split system air conditioning & built in robes in 3 bedrooms - The roof style of the main residence lends itself to extending up later on - Promising the ultimate location, a fabulous foundation & awesome tenants - Take your time to sell your current home, while you plan for your beach life - Do as much or as little as you like but expect to profit if you go a bit further - Feel free to ask for some ideas, or look next door for some extra inspiration We can see young or retiree couples, along with families and weekender investor buyers, trying to break into the Caves Beach market really falling for this home's amazing location, it's move in ready nature but also its undeniable potential. Yes there's still a little bit of work to be done, but it's mostly cosmetic and you know what they say, you can always change your house but you can never change it's location ... Having moved out already, the property comes complete with fabulous tenants until you're ready to move in and enjoy, giving you some income until you can sell up elsewhere! The last home sold nearby, didn't even make it to market, selling to locals who snapped it up before anyone else could. This time you get the chance to get in and nab yourself a piece of the action in the place to be in Caves, so what are you waiting for?