

# 113A Government Road, Shoal Bay, NSW, 2315

## Duplex Semi-detached For Sale

Wednesday, 31 July 2024

113A Government Road, Shoal Bay, NSW, 2315

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex Semi-detached**



Tracy Blodale  
0240398508



Lucy Robson  
0240398508

## **SINGLE LEVEL, LOW MAINTENANCE, CONVENIENT LOCATION**

Discover the perfect blend of convenience and comfort at 113A Government Road, Shoal Bay. This property is ideal for those looking to downsize or anyone seeking a low-maintenance home in an enviable location between Shoal Bay and Fingal Bay.

Enjoy a level stroll to the pristine sands and surf of Shoal Bay, renowned for its swimming, kayaking, and stand-up paddleboarding. The vibrant beachside community offers fabulous restaurants, cafes, boutiques, and a convenient local grocery shop.

The floor plan encompasses three spacious bedrooms with built-in wardrobes. The main bedroom, located at the front of the property, features a walk-through wardrobe to an ensuite, ensuring privacy and ample natural light through a large window.

The lovely, private back courtyard is perfect for entertaining friends and family, offering ample space without the hassle of extensive upkeep. The home boasts a generous open-plan living, kitchen, and dining area, designed for easy living and tiled throughout. The internal laundry adds to the functionality of the space.

As a Torrens Title duplex, this property is an excellent choice for a holiday retreat. Its proximity to idyllic Shoal Bay and Fingal Bay beaches makes it an attractive option for those seeking a peaceful getaway.

In addition to two automatic garages, the driveway offers enough space to park a camper or boat, catering to all your adventure needs. Stay comfortable year-round with the split system air conditioning and enjoy plentiful storage throughout the home.

Whether you're looking for a permanent residence or a holiday haven, 113A Government Road promises a lifestyle of ease and enjoyment in one of the most desirable locations on the coast. Contact Tracy Blosdale on 0439 108 009 or Lucy Robson on 0481 236 183 for more information today.

\*\* Property has been virtually styled

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