

**107 Park Avenue, Caves Beach, NSW 2281**



**House For Sale**

Sunday, 23 June 2024

107 Park Avenue, Caves Beach, NSW 2281

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 663 m2**

**Type: House**



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## New To Market

Welcome to your ultra-modern retreat nestled in the picturesque coastal suburb of Caves Beach, NSW. Here, indoor living seamlessly merges with the outdoors in this stunning property, boasting a 2-bedroom main house accompanied by a separate 2-bedroom granny flat, offering versatile living options for extended family, guests, or potential rental income STCA. Inside both the main house and granny flat, you'll find consistent high-quality finishes. Each unit features two bedrooms, one bathroom, and two toilets, providing ample space for comfortable living. The kitchens are equipped with sleek stone benchtops, soft-close finishes, and high-quality Westinghouse appliances, including under-bench ovens, glass hotplates, and concealed range hoods. Glass splashbacks add a touch of elegance to both the kitchen and laundry areas. Step outside to discover three large deck areas, each equipped with big open stacker doors, perfect for bringing the outdoors in and enjoying alfresco dining or entertaining guests. Additionally, each property boasts a private courtyard, offering secluded spaces for relaxation or outdoor gatherings. Parking is a breeze with a 25-meter long driveway, providing ample space for multiple vehicles, while the 2-car garage features a high opening, ideal for storing boats or 4WD vehicles. Adjacent to the garage, a "man shed" offers additional storage space or a workshop area for hobbies. Comfort is key in this home, with fans installed in every room for year-round temperature control, complemented by solar hot water for energy efficiency. The bedrooms feature walk-in robes with fitted shelving and hanging space, ensuring plenty of storage for your belongings. Conveniently located in the sought-after suburb of Caves Beach, this property offers easy access to pristine beaches, coastal walks, and a vibrant community atmosphere. Enjoy the relaxed coastal lifestyle while still being within easy reach of essential amenities, schools, and transport links. Don't miss your chance to own this sophisticated residence that combines comfort, style, and functionality seamlessly. Schedule your viewing today and experience the epitome of contemporary living in beautiful Caves Beach, NSW! Approximate Rates: Council: \$2,259.20 pa Water: \$1,417.88 pa