

**12 Pacific Street, Broulee, NSW 2537**



**House For Sale**

Sunday, 23 June 2024

12 Pacific Street, Broulee, NSW 2537

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 556 m2**

**Type: House**



Sandra Masters

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## AUCTION

Tucked away in a quiet, leafy street, just a mere 400 meters from the much-coveted North Broulee Beach where Candlagan Creek meets the sea, this charming property offers an unparalleled coastal lifestyle. Imagine leaving your car at home and taking a short, leisurely stroll to the pristine beach, feeling the sand between your toes within minutes. Set on a 556sqm flat block, this home is so much more than just a beach shack; it's a nostalgic retreat brimming with character and charm. Featuring three cozy bedrooms, the home welcomes you with polished timber floors that exude warmth and a timeless beach feel throughout. The front deck, bathed in northern sunlight, is the perfect spot for your morning coffee, while the expansive rear deck provides an ideal space for entertaining or simply unwinding, complete with a quintessential outdoor shower for rinsing off after a day by the sea. Practicality meets charm with side access designed for boats and caravans, along with a lock-up garage that offers ample storage space for all your beach gear and more. Hidden from the street by established hedges, this property ensures your privacy and creates a sense of seclusion, making it a true sanctuary away from the hustle and bustle. The tightly held area of North Broulee is renowned for its serene environment and strong community feel. This home captures the essence of coastal living, offering a tranquil retreat where every detail has been thoughtfully considered to enhance your beachside experience. Whether you're looking for a permanent residence or a nostalgic weekend escape, this property promises a lifestyle of relaxation and endless beach adventures. Call today to discover your own piece of paradise and make lasting memories in this enchanting coastal haven. Features include:- Level block with wide side access allowing room for the caravan or boat- Lock-up garage and additional lock up storage area- North-facing front deck- Covered rear deck- Cozy character filled beach house with timber flooring- Bathroom with separate toilet- 1 minute walk to Broulee beach and Candlagan Creek- Rates \$3,078.89 p/a- Land size 556m2- Potential rent \$500-\$550 p/w