

**137 Springwood Street, Ettalong Beach, NSW, 2257**



**House For Sale**

Friday, 9 August 2024

137 Springwood Street, Ettalong Beach, NSW, 2257

**Bedrooms: 4**

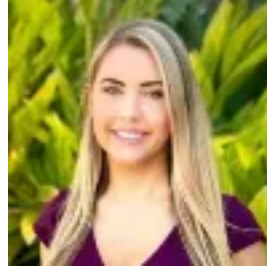
**Bathrooms: 4**

**Parkings: 2**

**Type: House**



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## DUAL OCCUPANCY LIVING AT ITS FINEST

This opulent residence sprawls gracefully across two levels, offering unparalleled luxury living. Positioned to capture superior morning and afternoon sun, this property stands as a testament to refined elegance. Only minutes to the sandy shores of Umina Beach, this home presents itself as a unique offering, incomparable to anything else on the market. This property has been enjoyed by the one family living independently across both fully self contained levels for many years since the clever second story addition was completed.

Upon entry, you'll be greeted by the property's exceptional features and meticulous attention to detail, an array of luxury fittings and top-tier finishes. Every aspect of this residence exudes sophistication and style, promising a living experience of unmatched quality.

The first level boasts two bedrooms, ensuites, built-in wardrobe, full open plan kitchen featuring a gas stove and dishwasher complete with direct access to 2 of the 3 Alfresco areas and stunning Inground pool. This first level is perfect for extended families or accommodating guests, offering privacy and convenience.

Ascending to the second level, you'll discover 2 more large and spacious bedrooms both with their own ensuites. The master suite taking center stage. Adorned with a stunning ensuite, spacious walk-in wardrobe. This sanctuary offers unparalleled comfort and tranquillity where the living, kitchen, and dining areas converge in a masterful display of design. Stone countertops, and a gas stovetop characterize the kitchen. Seamlessly transitioning to the undercover balcony, this space sets the stage for lavish entertaining, adding versatility and functionality for the modern family.

Convenience meets luxury with a double lock-up garage with extra parking to accommodate a boat and caravan. Situated in one of Ettalong's most idyllic locations, residents will enjoy the ease of walking to the beach and the local Shops, enhancing the lifestyle offered by this exceptional property.

Additional features include -Dual family living with separately metered electricity, natural gas plus solar!

### Downstairs:

- 2 bedrooms plus 2 ensuites with built in wardrobes
- Study nook under stairwell or large storage
- 2 Air conditioning Inverters
- Ceiling fans
- 2nd Large living area opens Al Fresco area and swimming pool
- Butlers pantry/laundry
- Pyrolytic (self-cleaning) European oven
- Natural gas cooktop with European rangehood
- Gas hot water
- Security screen doors

### Upstairs:

- 2 bedrooms plus 2 ensuites (large walk-in robe in master bedroom) plus built in in 2nd bedroom
- Open kitchen living and dining area opens to Al Fresco entertaining deck via quality bi folds
- European 500 oven and natural gas cooktop with rangehood
- Laundry
- Natural gas open fireplace
- Zoned ducted air conditioning
- Solar powered awning for master bedroom

The pest and building inspection has been completed by the Vendor and they are happy to share these reports with all prospective buyers.

This property demands a private inspection to fully appreciate so call Anthony on 0402 540504 and book your private

appointment today.

Council rates: \$ 2,279 per year

Water rates: \$ 1,146 per year

Land size: 613 sqm.

DISCLAIMER: We have obtained all information herein from sources we believe to be reliable, however, we cannot guarantee it's accuracy. Prospective purchasers are advised to carry out their own investigations.

LOOKING TO BUY BUT NEED TO SELL FIRST? There are many options available to make this transition possible. The team at Ray White Umina Beach are here to assist and make this transition as simple and stress free as possible. Contact us to find out more.

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