

**17 Boyce Avenue, Austinmer, NSW 2515**



**House For Sale**

Monday, 22 January 2024

17 Boyce Avenue, Austinmer, NSW 2515

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 3**

**Area: 765 m2**

**Type: House**



Nicole Kay

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Darren Kay

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## **Guide \$2,400,000**

Prime of position in a tree-lined street, this commanding family home lacks for nothing in space, substance or lifestyle appeal. Amazingly adaptable for work, rest and play, its tri-level layout presents proudly with four grand rooms for living and dining, six well-distributed beds plus a study nook, and a lovely sense of flow indoors to out. Alarm security and three-car garaging offer perfect finishing touches – not counting the blue-chip address just a short walk from Austinmer Public School, the village and transport links and less than 400 metres from Little Austinmer Beach.- Seriously impressive opportunity on a high-side 765sqm block- Formal and informal lounges, downstairs games room, leafy views- Charming alfresco and north-east facing backyard with pool- Fantastic kitchen with chef's island; master quarters with spa ensuite- Luxe family bath, high ceilings + skylights, central heating, big cellar- Approx. 400m to beach and local cafes, parks and playground- Live the ultimate coastal lifestyle in this idyllic village setting