

**2 Beranghi Street, Crescent Head, NSW, 2440**



**House For Sale**

Saturday, 10 August 2024

2 Beranghi Street, Crescent Head, NSW, 2440

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## **YES IT'S THE ONE WITH THE POOP DECK AND HEATED LAP POOL - LOCATION, LOCATION, LOCATION!**

INSPECT NOW - FINAL OFFERS in writing by 5pm Thursday 19th September, 2024

Yes, it is the one with the poop deck, but you may not have known it's also the one with the 12.5m heated lap pool.

You may have guessed, and yes, there is a self-contained studio downstairs as well.

However, given the address, you would know you just don't get much better than this when it comes to 'location' in Crescent Head. Just up of the main traffic route, high enough to bless you with ocean and rural views but not so high that you are breathless walking home or need to take a car to the beach. It's just perfect, and to top it off the driveway is very easy too.

Yes, this unique Crescent Head icon is located just 150m from Barnetts Bakery and 600m from the Surf Club – if you forget your wallet or your zinc, you can just stroll home and be back in no time at all. This is beach living at its best.

- Easy maintenance, corner block, 343sqm – you could lock it up and leave it.

- 20m wide frontage to Hodgson Street.
- Expansive ocean and hinterland views - ocean views from kitchen/dining/lounge/decks.
- Very solidly built hardwood framed home/brick base
- 3 bedrooms, 2 bathrooms, 1 carport, pool
- Upstairs: 2 bedrooms/1 bathroom (2 toilets)
- Downstairs: self-contained studio + workshop + pool equipment room.
- Modern heated, privately situated 12.5m in-ground pool.
- 2 x water tanks
- 1.7kW solar pva

**MOST SATISFYING POINT:** ocean views protected forever by caveat on the title of neighbouring property in front (a property that was once owned by 2 Beranghi St owners – so before they sold the one in front, they registered a caveat on its title that the height cannot be any higher than what it currently is now. So what you see is the sea.

Call any day, anytime to arrange your private viewing. We've given ample time for offers to be submitted – if you need more time, we are happy to talk about that too.