

2 Wills Crescent, Denhams Beach, NSW, 2536



House For Sale

Thursday, 26 September 2024

2 Wills Crescent, Denhams Beach, NSW, 2536

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

Prime Coastal Location with Northerly Aspect and Ocean Outlook

Ideally located ten minutes' walk from beautiful Denhams Beach and to the Surf Beach shopping village, this property offers the perfect mix of coastal living and everyday convenience. With a medical centre, beachside cafés, and a vibrant community nearby, you'll feel like you're on a year-round holiday.

Set on a spacious 1,035m² corner block in sought-after Wills Crescent, this well-maintained brick home presents a range of possibilities - whether you're seeking a smart investment, a holiday escape, or a forever home by the sea. Combining lifestyle, convenience, and strong investment potential, this property is a true coastal gem. A recent review of current zoning by Eurobodalla Council may allow for subdivision of 300m² for a property with Torrens title (STCA).

The spacious floor plan is designed for easy living, featuring front and rear decks that create a seamless indoor-outdoor flow. The open-plan living and dining area leads to a well-appointed renovated kitchen, complete with a double pantry and two-seater breakfast bar. Step onto the sunny, north-facing deck, where you'll enjoy lovely water views-the perfect backdrop for entertaining or simply relaxing after a day at the beach.

The main bedroom offers a double built-in robe and ensuite with glass sliding doors leading out to the front deck. Two additional bedrooms, each with built-in robes, share a family bathroom with bath and shower. Downstairs, a spacious rumpus room or potential fourth bedroom offers versatile living options, perfect for accommodating extra family members or guests. A third toilet and shower are also located in the laundry for added convenience.

A double lock-up garage with ample storage and a fully fenced garden with lovely landscaped native gardens attract the abundant birdlife and completes this appealing coastal package.

With development potential (STCA) and close proximity to three beautiful beaches, as well as the conveniences of IGA, cafés, chemist, and more, this property promises an enviable lifestyle on the South Coast. Don't miss this rare opportunity!

Other features include:

- 10-minute walk to Denhams Beach and Surf Beach Shopping Village
- Well-maintained double storey brick home with ocean lookout
- Recent updates include: New carpet upstairs, gutter guard, landscaping, the existing rear deck replaced with new composite ModWood deck, downlights in living/kitchen area
- Spacious living room with heating and cooling
- 3 bedrooms all with BIRs, main with ensuite
- 2 timber decks ideal for entertaining and relaxing
- Shower and bath in family bathroom
- Large separate laundry with third toilet and shower
- Spacious rumpus room/4th bedroom
- Double lock-up garage with internal access
- Fully fenced yard with lovely native gardens
- UCV \$568,000
- Rates \$3,172.15 p/a
- Land size 1,035 m²
- Potential rent \$600 - \$650 p/w