

# 22 Apple Gum Way, Murrays Beach, NSW, 2281

**Shiels+Co**  
Property

## House For Sale

Tuesday, 3 September 2024

22 Apple Gum Way, Murrays Beach, NSW, 2281

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Peter Shiels

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## Immerse yourself in the beauty of nature!

This near-new 4-bedroom home is set on a meticulously landscaped 830m<sup>2</sup> parcel, offering a harmonious blend of luxury and nature. As you step inside, you're greeted by an expansive open-plan layout with multiple living areas that invite relaxation and connection. The large glass sliding doors seamlessly merge indoor and outdoor living, leading you to a stunning deck where you can unwind while taking in the tranquil views of the surrounding bushland, a perfect backdrop for alfresco dining or simply soaking in the serenity.

Crafted with high-end finishes and attention to detail, every corner of this home exudes quality and comfort. From the sleek, modern kitchen to the generous bedrooms, each space has been thoughtfully designed to enhance your lifestyle. Enjoy the added benefits of the Murrays Beach Community, including exclusive access to the residents-only pool, perfect for leisurely swims on warm summer days.

### Property Highlights:

- Near-new home, built in 2022, with a single-level design and minimal stairs.
- 4-bedroom home on a generous 830m<sup>2</sup> parcel, providing ample space and comfort.
- Thoughtfully designed floor plan with open living, dining, kitchen, and lounge areas that flow to a generously sized deck overlooking tranquil bushland.
- Spacious, modern kitchen with stone countertops, a 4-burner gas cooktop, an electric oven, and ample pantry space, including a walk-in pantry (WIP).
- Floating floorboards throughout the home, transitioning to plush, modern carpet in the bedrooms and home theater.
- Well-appointed main bathroom with a shower and a freestanding bath, ideal for relaxation.
- Luxurious master suite with a walk-in robe (WIR), ensuite featuring a shower and double basin, and direct access to the main deck.
- All remaining bedrooms come with built-in robes.
- Large linen press offering abundant storage solutions.
- Attached double car garage for added convenience.
- Multiple living and sitting areas for versatility in relaxation and entertainment.
- Generously sized laundry with backyard access.
- Ducted air conditioning for year-round comfort.
- Plantation shutters throughout, excluding the back sliding doors, where modern S-fold curtains hang.
- Access to the Murrays Beach Community residents-only pool, just 600 meters away.
- Zoned for Nords Wharf Public School and Swansea High School.