

**22 Bournda Circuit, Tura Beach, NSW, 2548**



**House For Sale**

Sunday, 8 September 2024

22 Bournda Circuit, Tura Beach, NSW, 2548

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Robert Schadel

## HUGE POTENTIAL AT A GREAT PRICE

This Architect designed home built in 2008 was a real standout in one of the most sort after areas in Tura Beach. Ahead of it's time offering luxury features and materials like the extensive use of steel canter levers, Matrix, mini Colourbond, render and yellow stringy bark cladding.

So why is this home so cheap? Well its past it's glory days and needs someone with building skills to bring this gorgeous lady back to her former glory.

This is a big home with four bedrooms, two bathrooms, superb open plan kitchen and outstanding north facing views. Indoors the flooring is yellow stringy bark hardwood and 600mm x 600mm Italian floor tiles and the entry has a water feature with slate feature wall.

The kitchen and bathrooms have Caesarstone tops. . A secluded courtyard forms an extension of the master bedroom where you can sit in total privacy and bask in sunlight.

The front bedroom enjoys the morning sun with views to Bournda Island and the beach, one other bedroom looks out to bushland and the reserve, while the downstairs bedroom is a large space that could be a an oversized bedroom or a recreation/media room. Heating and cooling are via 2 reverse cycle air conditioners allowing year round climate control. An imported European slow combustion fire provides the ambience, flickering and warming the open plan kitchen and living as only a romantic wood fire can do.

The garage is oversize to accommodate a boat and golf cart, and there is ample storage at the rear of the garage.

The gardens have recently had a makeover, the grounds are fully fenced with a generous back yard big enough for a swimming pool if that takes your fancy

There are no rear neighbours; only the peaceful council reserve and a few kangaroos. Beach access is right outside your back gate with a 5 minute walk along the open green space.

22 Bournda Circuit is on the market at a considerably reduced price to cover the maintenance issues that need attention. With properties selling for \$100,000's above this price this could well be the buy of the century.

If your a tradie looking for that very special family home or looking to buy a home that you can improve and flip, then this is your chance.