

**3 Denise Drive, Lilli Pilli, NSW, 2536**



**House For Sale**

Saturday, 10 August 2024

3 Denise Drive, Lilli Pilli, NSW, 2536

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Escape by the Sea

This classic coastal cottage with northerly aspect enjoys filtered ocean views from the front decks and living areas and is perfectly located a short walk from beautiful pet friendly Circuit Beach. With lush low maintenance gardens the property is perfectly suited to enjoy ocean or treed vistas from most rooms offering the perfect blending peace and privacy by the ocean. Throw your towel over your shoulder and take a leisurely stroll to Circuit Beach for your morning walk and swim.

The inviting ambience of this cottage is evident from the moment you arrive with two large covered decks perfect for relaxing and entertaining with family and friends. The open plan kitchen and dining area are welcoming and the large living area with built in bookcases has French doors opening to the front deck and is the perfect place to curl up with a book and a nice glass of red wine. Features such as a timber-clad high-pitched ceilings, expansive picture windows, and Cypress timber flooring enhance the sense of spaciousness and warmth throughout the home.

The cottage boasts a generous main bedroom featuring a walk-through robe, ensuite, and sliding door access to the front deck. Additionally, there are three well-appointed bedrooms with built-ins, a family bathroom with a bath, and a convenient combined laundry and mudroom that opens to the private rear garden, home to your very own chicken coop and garden shed.

This charming redwood timber beach cottage exudes timeless appeal, capturing the essence of coastal living. Here, cherished memories are woven into the fabric of everyday life, embodying the true spirit of seaside sanctuary.

### Features include:

- Short stroll to Circuit Beach and Lilli Pill Beach
- Large covered front deck with filtered water views and sea breezes
- Cypress timber flooring throughout
- Well equipped kitchen with breakfast bar
- Gas cook top and electric oven
- French doors in the living area
- Lovely established private cottage gardens
- R/C air-conditioning in dining and living area
- Ceiling fans in living, dining and three bedrooms
- Combined laundry and mudroom
- Family bathroom with bath
- Single carport
- Loads of storage under the house
- Garden shed
- Fully fenced rear yard
- Three water tanks
- Chicken Coop
- Close to local beaches and shops
- Land 867m<sup>2</sup>
- Rates \$3,036.75 p/a
- Potential rent \$600 - \$650 p/w