

**3 Patricia Place, Broulee, NSW, 2537**



**House For Sale**

Tuesday, 6 August 2024

3 Patricia Place, Broulee, NSW, 2537

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Seaside Living in Broulee

Ideal coastal living in the popular seaside village of Broulee, this appealing 5-bedroom single level home has been designed for easy living and comfort with a private and peaceful outlook neighbouring the reserve. Enjoy a 950m walk to some of the best beaches the South Coast has to offer. Positioned in a prime location, you'll find exceptional primary and secondary schools nearby, along with a vibrant selection of local shops, the Broulee brewhouse, cafes, tennis courts, walking trails, and the local surf club - all within walking distance.

Bathed in northerly sunshine, the hub of the home maximises functionality with the open plan kitchen, dining and living area with a cosy slow combustion wood fireplace to keep you warm in the cooler months offering a seamless flow to the large sundrenched north facing covered alfresco area with plenty of room to entertain family and friends. Offering a stylish kitchen with colourful feature tiles, bifold servery window, stone benchtops, brand new 900mm electric cooktop and oven, double pantry, and large island bench.

The generous main bedroom has a modern ensuite, and a large walk-in robe. There are a further four bedrooms, and a family bathroom and separate toilet. Currently, the converted garage offers a welcoming media room, but it can easily be transformed back to its original purpose if needed. A detached workshop/studio with power adds further versatility to this appealing coastal package. Ample front yard space is perfect for those seeking storage for boats or caravans, providing the ultimate convenience for all your outdoor adventures.

Broulee has always been favoured by families wanting to live in the pristine holiday destination and enjoy the laidback Broulee lifestyle. Experience the coastal lifestyle you've always dreamed of!

Features include:

- Single level brick home
- 12 x solar panels
- Detached studio/workshop with power
- Converted garage with a media room and additional storage
- Room to store a boat or caravan
- Large covered alfresco area with fully fenced garden overlooking reserve
- Brand new 900mm electric cooktop and electric oven
- Stainless-steel dishwasher
- Slow combustion fireplace and gas point in the living area
- Main bedroom with ensuite and WIR
- Family bathroom with shower
- Outdoor shower
- Bamboo flooring throughout
- Laundry with external access
- Two garden sheds
- Close to quality primary/secondary schools
- Reserve at the rear
- Land Size 751m<sup>2</sup>
- Rates \$3,166.16 p/a
- Potential rent \$650 - \$700 p/w