

**34 Dammerel Crescent, Emerald Beach, NSW, 2456**



**House For Sale**

Wednesday, 14 August 2024

**34 Dammerel Crescent, Emerald Beach, NSW, 2456**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Brett Finnie  
0266529888

## **Emerald Beach Beauty...**

Enjoy the perfect coastal lifestyle from the welcoming beachside suburb of Emerald Beach.

Offered to the market for the very first time, 34 Dammerel Crescent is a fabulous family home set over 2 levels.

The entry level comprises a spacious open plan lounge and dining area, quality timber kitchen with stone benchtop, plus a rear deck with ocean & island glimpses. 2 bedrooms with built-in robes feature on this level, along with the main bathroom and single garage with internal access.

Downstairs is a versatile space complete with laundry, bathroom and a further 2 bedrooms. The larger of the two bedrooms is enhanced by a kitchenette, making it ideal as guest accommodation or a teenagers retreat.

Surrounded by great neighbours, the home also offers a low maintenance yard, storage shed, rain water tank for the gardens plus a gazebo and outdoor spa bath.

Presenting in great condition throughout, you can move straight in, leaving more time for you to enjoy the local restaurants and surf breaks that Emerald Beach is famous for.

Other features include:

Reverse cycle air conditioning

Remote single garage with internal access

Dishwasher & electric cooking appliances

Established gardens

Zoning R3 medium density

Rent forecast \$680 - \$700pw

Rates \$3,969pa (approx.) - Land size: 575m2 (approx.)