

**37 Matong Dr, Ocean Shores, NSW, 2483**



**House For Sale**

Friday, 30 August 2024

37 Matong Dr, Ocean Shores, NSW, 2483

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Renee Schofield  
0266858466

## Style, Privacy, Size and Location

Set on a large 1505m<sup>2</sup> block, this large 4 bedroom, 3 bathroom home has been beautifully renovated and upgraded both inside and out. Featuring modern aesthetics and designed to highlight the view over the adjoining leafy reserve.

Externally, the property has seen significant improvements with a near new roof, gutters, and fresh paint. The gardens have been meticulously landscaped and created to be low maintenance. Move in with not a thing to be done!

Inside the spacious, semi-open plan living space features engineered Oak floors, a central fireplace, and so much space for a large family to enjoy. The modern kitchen has quality appliances and adjoins the dining area.

The sunroom offers a relaxed space for informal dining, play area or entertaining. This beautiful, light-filled space opens to a rear veranda overlooking the generous and private yard. A large lot backing onto acres of bush reserve offering peace, privacy and a magnificent outlook.

Three of the bedrooms are double size with the primary bedroom having a walk-in robe and ensuite. Bedroom two has an ensuite and a private deck allowing for separate access to the home for guests. Bedroom four adjoins the rear veranda and is ideal for a children's bedroom or home office. The main bathroom has a large freestanding tub and is tiled to the ceiling.

Perfectly positioned for both relaxation and adventure. This inviting property is situated in a quiet and elevated cul-de-sac offering a serene retreat while being conveniently close to everything you need. Enjoy easy access to the vibrant Brunswick and Ocean Shores area, and take advantage of a short bike ride to the beautiful beaches of South Golden and New Brighton. In New Brighton, you'll discover the charming Salty Mangrove cafe and lively markets, while Waterlily Park, known for being the best in Byron Shire for kids, is also just a stone's throw away.

### OTHER FEATURES:

- Ducted Airconditioning throughout
- Ceiling fans
- Double remote controlled garage and room for storage
- Smeg and Meile appliances
- High speed internet with NBN fibre to the premises
- Located towards the end of a quiet cul-de-sac
- Fireplace
- Easterly aspect to capture sea breezes

Council Rates: \$3480 pa