

# 39 Smith Street, Broulee, NSW 2537

## House For Sale

Monday, 8 July 2024



39 Smith Street, Broulee, NSW 2537

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 790 m2**

**Type: House**



Melinda Asbury  
0402200889

**\$1,150,000**

Welcome to this exceptional property, perfectly positioned in one of the most sought-after neighbourhoods in the older part of Broulee. This beautiful two-level residence offers a unique blend of modern living and timeless charm, making it the ideal home for families, professionals, and discerning buyers alike. With living areas spread across two levels, this 3 bedroom, 2 bathroom home offers the perfect balance of privacy and togetherness. The separation of spaces allows for flexible living arrangements, accommodating the needs of growing families or those who work from home. On entry at ground level, you are welcomed by a large foyer and you'll find a convenient laundry room paired with the second bathroom, adding functionality to your daily routines. This level also features a smaller third bedroom, ideal for guests or family members. Additionally, there is a versatile sitting room that can easily serve as a home office or study, providing the perfect space for remote work or quiet reading. Upstairs, the open-plan lounge and dining area create a spacious and inviting atmosphere. The newly renovated kitchen boasts a gas cooktop, electric oven, and dishwasher, making meal preparation a breeze. Beautiful timber floors cover the upstairs area, adding warmth and elegance. The lounge room features sliding glass doors that open to a covered front balcony, perfect for enjoying your morning coffee or evening sunsets. Also on the upper level are two good-sized bedrooms, each with built-in robes for ample storage. These bedrooms provide a peaceful retreat, bathed in natural light and offering plenty of space for relaxation. The main bathroom serves this area. This property has been partially renovated, offering a blend of move-in readiness and the potential to add your personal touch. The updated areas reflect modern tastes while preserving the home's original charm, making it a versatile canvas for your dream home vision. Set on a 790m<sup>2</sup> block, this property with a larger lot size also presents exciting opportunities for future expansions or landscaping projects, catering to your personal vision and lifestyle needs. Close to cafes, Broulee Brewhouse, shops, recreational facilities, Broulee beaches and local schools, ensuring a vibrant and active lifestyle. Become part of a friendly and welcoming neighbourhood, renowned for its community spirit and quality of life. Don't miss this rare opportunity to own a piece of prime real estate in a highly desirable location. This charming family home offers a perfect blend of comfort, convenience, and potential. Contact us today to arrange a private viewing and take the first step towards making this dream home your reality!