

**40 Wards Hill Road, Killcare Heights, NSW, 2257**



**House For Sale**

Saturday, 24 August 2024

40 Wards Hill Road, Killcare Heights, NSW, 2257

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## **Bayside Retreat: Your Private Oasis for the Ideal Coastal Lifestyle**

Set in an elevated position with serene views of Brisbane Water, this architecturally considered residence, aptly named 'Bayside Retreat,' offers a sense of peace and tranquility in one of the region's most coveted postcodes.

Thoughtfully designed to maximise the feeling of space and light, this impressive residence boasts designer touches and finishings throughout; elevated ceilings, skylights, and Tasmanian oak floors that contrast beautifully with the neutral colour palette.

At the heart of the home is a generously sized gourmet kitchen, with timber cabinetry, marble bench tops and state-of-the-art appliances that overlooks a large open-plan living and dining area. An entertainer's delight, host family and friends from your sun-drenched wrap-around balcony as you take in the sweeping views out towards Ettalong Beach and beyond.

With the natural beauty of the Bouddi National Park nearby, and Killcare Beach and the buzzing village of Hardy's Bay just a few minutes' drive away, 'Bayside Retreat' presents the perfect blend of contemporary and leisurely living without compromise.

- Beautifully presented home, set on 971.7sqm of land with incredible water views
- Nestled amongst lush gardens with a plethora of native flora and fauna
- Offering open-plan living and a natural flow throughout
- Four generously sized bedrooms, with BIR's and master with ensuite
- Cosy wood burner and ducted air conditioning
- Double lock up garage and separate laundry with ample storage space

### **KEY DETAILS**

Land size: 971.7sqm

Council rates: \$3600.79 per/annum

Water rates: \$1146.75 per/annum

Rental Estimate: \$1200 per/week