

# 44 Birdwood Drive, Blue Haven, NSW 2262

## House For Sale

Sunday, 23 June 2024

44 Birdwood Drive, Blue Haven, NSW 2262

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 828 m2

Type: House



Matt Raveneau

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## Contact Agent

We are proud to present this family home positioned on a huge 828sqm flat block, with saltwater pool, detached 2 car garage with workshop and the ultimate teenagers retreat. This rare opportunity is perfectly suited to growing families, those looking for dual living arrangements or tradesmen in need of space for their tools and toys in a hugely popular and conveniently positioned coastal suburb. Located on a quiet street with a fully secured, private yard, on entry you are welcomed to a large open living space, flowing seamlessly into a meals area and into a large kitchen, including dishwasher, dual sink and gas stove top cooking. Featuring 4 good sized bedrooms, with ceiling fans and built in robes in 3, there is plenty of space for the larger family to nestle into. The rear of the home opens out into a large second living area, perfect for a teenagers retreat, with its own combined bathroom/laundry, office space, kitchenette, storage room and external access. The home also boasts dual air conditioning units, solar panels, modern fittings, easy to maintain flooring and plenty of storage space. You'll find ample side access to the rear of the neat and easily maintainable yard, with plenty of space for a boat, caravan and more. With world-class beaches, coastal walks, the best schools, major shopping centres and only moments off the M1 Highway, you won't want to miss out on this opportunity to own this fantastic family home - mark this at the top of your inspection list this weekend or reach out to arrange a viewing. Features;- 4-bedrooms home with ceiling fans in 3- Large teenagers retreat with bathroom/kitchenette/office- Saltwater pool with covered entertaining area- Dual air-conditioning units- Solar power panels- Dishwasher- Gas cooktop- Side access to rear- Short drive to pristine beaches, lakes and national parks- Conveniently close to schools, shops, transport and the M1 freeway

DISCLAIMER: Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Figures and details are subject to change without further notice. Land Size 828 sqm Rates Approx \$1604.55 p.a Water Rates Approx \$994.02 p.a Rental Approx \$600-\$650 p.w