

**460-460A Beach Road, Sunshine Bay, NSW 2536**

**McGrath**

**House For Sale**

Saturday, 29 June 2024

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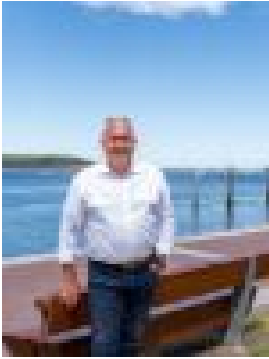
**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Area: 911 m2**

**Type: House**



Greig McFarlane  
0412725505



Luke Allan

**\$1,150,000 - \$1,250,000**

Discover the perfect blend of comfort and space with this exceptional property offering two separate council approved dwellings on a sprawling 910sqm block. Ideal for extended families, investors, holiday makers or those seeking a versatile living arrangement. This unique property offers a relaxed beachside, coastal lifestyle just a short stroll to a choice of beaches, schools, cafes, a variety of eateries and parks. Don't miss this golden opportunity to diversify your investment portfolio and maximize your returns with dual income options.

**Main House**- Solid brick and tile construction.- 3 spacious bedrooms, master with ensuite and walk in robe.- Second and third bedrooms with built in robes.- Double garage with internal access and storeroom, plus extra car space parking- Third bathroom in Laundry downstairs.- North-facing kitchen and balcony with water views.- Expansive living room featuring a slow combustion wood fire.- Energy-efficient with a 14 panel, 6.5kW solar system & split cycle air-conditioning- 230m to dog friendly Sunshine Cove Beach.- Fully fenced yard for privacy and security.- Rental appraisal \$580 per week

**Second Dwelling**- Constructed in 2020, completely separated from main house.- Open plan kitchen, living, dining with air conditioning.- Two sizeable bedrooms both boasting built in wardrobes- Fully fenced yard- Ample off street parking.- Rental appraisal \$420 per week