

**47 Elizabeth Ave, South Golden Beach, NSW, 2483**

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**House For Sale**

Monday, 5 August 2024

47 Elizabeth Ave, South Golden Beach, NSW, 2483

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Charming Canal Front Home in South Golden Beach

Welcome to 47 Elizabeth Avenue, South Golden Beach a fantastic opportunity to enjoy the laid-back coastal lifestyle in a unique, tightly held canal-front location. This architect- designed, multi-level home offers everything you need for comfortable living, with easy access to the beach and local amenities.

### Coastal Living Made Easy

Located at the end of a quiet cul-de-sac with virtually only one neighbour, this home boasts a tightly held east-facing, prime north-east aspect overlooking Capricornia Canal. Whether you're enjoying the morning sun with a cup of coffee or relaxing on the deck with a good book, the peaceful water views create a serene atmosphere. With a short walk or cycle to the beautiful sands of South Golden Beach, you'll have the best of both worlds tranquility and adventure.

### Practical Design and Features

- New Custom Kitchen: A newly renovated kitchen with updated appliances makes cooking and entertaining a breeze.
- 4 Bedrooms: Ideal for a family or those downsizing and wanting room for visitors.
- 2 Bathrooms: Featuring a tub, separate shower, and toilet for added convenience.
- Open-Plan Living Area: With raked ceilings and solid hardwood timber flooring, this space is both bright and inviting, complete with a new air conditioner and ceiling fans for comfort.

### Enjoy the Outdoors

Step out from the living area onto your private balcony and deck, perfect for hosting family and friends or enjoying quiet time. The low-maintenance native gardens offer a peaceful retreat with plenty of local wildlife to enjoy. The sheltered and private backyard and north- east-facing balcony provide stunning views over the canal, perfect for kayaking, fishing, or stand-up paddleboarding. The front yard is also suitable for a secure play area.

### Built to Last

This architect-designed, well-engineered steel-framed home is designed for peace of mind. With the home built on secure steel posts, there is plenty of storage space underneath. The Colorbond cladding adds to the look and feel, fitting in with the environment and minimising the need for maintenance. There is a potential Airbnb option utilising the second level.

### Convenient Location

Elizabeth Avenue is a tightly held canal-front neighbourhood, providing a unique opportunity to make this coveted area your home. Just a short walk or cycle to the beach and close to local schools, cafes, the organic market, and more, you'll have everything you need within easy reach. South Golden Beach is a great place for young families or those just looking for serenity near one of the best beaches in the region. Plus, with quick access to the motorway, exploring the surrounding areas is a breeze.

With a garage, secondary carport, and a practical layout, you'll find everything you need for modern living.

### Flexible Floor Plan

47 Elizabeth Avenue offers a flexible floor plan to suit a variety of lifestyles, with options for extension and dual living potential. With its thoughtful design and prime location, this home represents a great opportunity.

Contact Aunard (Or-nard) de Camp

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