

47 Jinjera Parade, Pambula Beach, NSW 2549

House For Sale

Friday, 8 September 2023



47 Jinjera Parade, Pambula Beach, NSW 2549

Bedrooms: 4

Bathrooms: 3

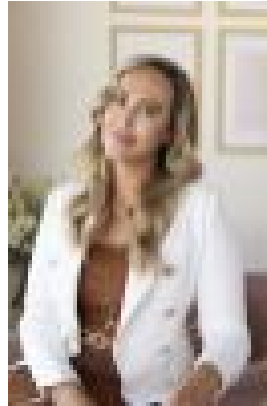
Parkings: 2

Area: 759 m2

Type: House



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\$2,195,000

• Architect-designed, contemporary Australian beach house • 13m swimming pool with spectacular ocean views • Idyllic Pambula Beach This beautifully styled and immaculately presented four-bedroom home is what beachside dreams are made of. Everything from the clever architect-designed floorplan, the never-to-be-built-out views and the low-maintenance, landscaped gardens, will have you dreaming about making Pambula Beach your home. From the street, the façade of the home is understated and private, not giving much away about the contemporary and modern design that lies beyond. As you enter the home via a suspended timber walkway, the soothing sound of trickling water from a garden feature immediately creates a relaxing, resort-style atmosphere. Once inside, the panoramic ocean view that stretches almost the length of the Pambula-to-Merimbula coastline, beckons you in to the home's upper level and reinforces the feeling of calm. The open-plan living and dining area adjoins the stylish and contemporary craftsman-built kitchen. The kitchen features impressive, tactile composite stone benchtops, brand new induction cooktop and electric wall oven, soft-close cabinetry and a breakfast bar. The benchtops continue out to the adjoining covered outdoor entertaining deck and, with the bi-fold kitchen windows opened right back, the two spaces feel like an extension of the other. On the deck there's a built-in barbecue, overhead electric heater and a spectacular outlook towards the ocean and the pool below. As you'd expect from a property of this calibre, the home has numerous luxury details and a strong focus on aesthetics. There are spectacular Spotted Gum floorboards - which have been recently sanded and polished - throughout the common spaces. There's also new wool carpet in all four bedrooms and office and fresh paint throughout. The use of louvre windows throughout the home, as well as its high ceilings and wide passageways and stairwells, all add to the feeling of a spacious and well-ventilated home. For year-round comfort there's a gas fireplace in the lounge room on the upper level and an additional gas heater on the lower level. There's ample custom built-in storage throughout including large linen and storage cupboards, bedroom storage and craftsman cabinetry in both lounge rooms. On the upper level, and taking full advantage of the north-facing view and sunlight, is the master suite. The king-sized room features floor-to-ceiling windows, and a large, custom-designed, walk-through wardrobe and dressing room which leads to the ensuite. The ensuite also benefits from the north-facing aspect so you can even enjoy the coastal panorama from the shower. A private deck leading off the side of the master is a hidden sanctuary perfect for soaking up the afternoon sun with a book and a drink. Also on this floor is a separate powder room and a generous-sized home office with bespoke built-in cabinetry and a view onto the tranquil front garden. Downstairs, a different type of cool and calm sanctuary is evoked by a large, casual second living space - perfect for kids or visitors - with direct access, via glass French doors, to the backyard pool. Also downstairs, is the large family bathroom - with separate toilet and deep sunken spa bath - and the laundry, again with loads of built-in storage. The laundry also features direct access outside to the neatly tucked-away clothesline. At one end of the lower level are bedrooms two and three, which both feature built-in wardrobes and study desks and views of the pool and the ocean. Down the other end, bedroom four, perfect for visitors, is slightly roomier and with more built-in storage. Accessed via floor-to-ceiling glass doors from the lower level is the home's impressive 13m saltwater swimming pool. Surrounded by an expanse of timber decking and with ample room for a large relaxation area, the glass fencing surrounding the pool means you can be relaxing in the pool and still gaze out to the ocean beyond. Heated by an electric pump, the low maintenance pool sits at a comfortable 28 degrees so you can enjoy this LA luxe resort-like space year-round. At the front of the home is a spectacular retained, landscaped garden filled with flowering natives for attracting bees and birds, and low water usage grasses and succulents. A meandering rock path leads around the side of the house to secure access into the fully enclosed side yard. This shady, lawned area is ideal for kids or dogs to play. Both of these beautiful outdoor spaces are functional and low maintenance meaning you can spend more time at the beach, by the pool or doing whatever it is you love. The home has a two-car garage with remote roller door and an internal entrance to the upper floor, meaning arriving home is simple and private. The garage is extra deep allowing for lots of built-in storage for surfboards, fishing rods, garden equipment or other bulky items. There's also an extra off-street parking space for visitors. Solar capacity is 9 kilowatts. Only an eight-minute walk, or one-minute drive, to pristine Pambula Beach and the adjacent River Mouth, this property is ideal for those looking for a new beachside family home or a dream holiday home to create many years of special memories. In a sought-after enclave surrounded by National Parks, the highly desirable Pambula Beach is just under three-hours' drive from Canberra, and is serviced by daily flights to Sydney and Melbourne from the airport at nearby Merimbula. Although this idyllic home, in its truly idyllic location, is generously proportioned and has numerous high-end features, it has a genuine sense of warmth and homeliness that invites you

inside to relax and enjoy.VIRTUAL TOUR:<https://www.youtube.com/watch?v=YviBkjFk18M>