

52 Bournda Circuit, Tura Beach, NSW, 2548

House For Sale

Tuesday, 17 September 2024

52 Bournda Circuit, Tura Beach, NSW, 2548

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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EASY, BREEZY FAMILY LIVING AT TURA BEACH

- Five-year old, two-story home
- Ocean views
- Filled with natural light

Listen to the soothing sounds of the birds during the day and the rolling waves at night from this light and bright, near-new, four-bedroom home.

This home has been consciously planned with comfortable family living in mind. The passive design principles used mean it benefits from direct sunlight as needed in the cooler months, and shade when the sun is higher in the sky in the summer. The double-glazed windows provide further protection from outside temperature variations. There's ample ventilation and cross-breezes meaning the reverse-cycle air-conditioner is used sparingly and the efficient 18-panel solar system keeps electricity bills to a minimum.

The home's central open-plan living, dining and kitchen area upstairs takes full advantage of the mesmerising ocean views. The high, raked ceilings and skyline windows add to the feeling of light and space. The kitchen has a gas cooktop, electric oven, brand new dishwasher and French-door fridge (to be included in sale), as well as a good-sized pantry. Take your pick from the two large decks off either side of the kitchen depending on the weather and time of day. The whale-shaped mailbox out the front is a nod to the stunning ocean views from the back deck where you can watch whales cruise past on their migration.

Also on the upper level, the north-facing main bedroom has a generous ensuite and walk-in wardrobe and a lovely view over the backyard. Also upstairs, bedroom two has a large built-in wardrobe and beautiful outlook into the branches of the enormous Old Man Banksia in the front yard. There's also a convenient separate powder room on the upper level. Neutral, modern finishings throughout are the perfect backdrop to anyone's style, and the timber-look flooring throughout the entire home is quiet, warm, soft-under-foot and easy-to-clean.

Downstairs, bedrooms three and four have large built-in wardrobes with bedroom four opening out into the backyard via glass sliding doors. There's a large, sun-drenched second living room which would also make a perfect kids' rumpus room. Also downstairs, is the main bathroom with luxe bath, separate shower and separate toilet. The laundry has external access to the backyard and there's internal access to the extra-large two-car garage with remote door. There's an additional two-door linen cupboard and extra built-in storage under the stairs.

The home's smaller two-story footprint means there's lots of space on the 650 square-metre block for generous front and back yards. Extensive landscaping has been carried out with mass plantings of hardy, flowering natives creating your own private, backyard sanctuary. The backyard also has a custom-built cubby house, raised vegie gardens and a small garden shed.

Bournda Circuit is a quiet neighbourhood with a strong sense of community from the combination of families and retirees in owner-occupied homes. There's convenient access to the beach via a shortcut path just a few doors down. This beautiful family home is located less than five minutes' drive to the Tura Beach Shopping centre, Country Club, medical centre and public library. Tura Beach is ideally located less than 10 minutes' drive to Merimbula or 20 minutes to Bega and is perfectly positioned to enjoy the best of the Sapphire Coast.