

**7 Booth Avenue, Narrawallee, NSW 2539**

**Raine&Horne.**

**House For Sale**

Sunday, 23 June 2024

7 Booth Avenue, Narrawallee, NSW 2539

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 563 m2**

**Type: House**



Ben Pryde

0244553800

## Price by Negotiation

Where every day feels like a holiday. Nestled in a highly sought-after location, this property bathes in a sunny north-east aspect with panoramic ocean views that stretch along the pristine coastline. Ideal for those seeking a serene retirement retreat or a perfect holiday escape, this home is a mere 150 metres from the beach, ensuring endless opportunities to indulge in the coastal lifestyle. Step inside to sunlit living areas adorned with oak hardwood timber flooring and expansive windows framing the breathtaking ocean vistas. The open plan kitchen features an island bench ideal to gather around and sleek stone countertops, perfect for entertaining or simply enjoying laid-back coastal living. The highlight, the sun-drenched north-facing deck beckons, offering an idyllic space to entertain loved ones, sip your morning coffee, or unwind while breathing in the fresh sea air and the beauty of Narrawallee. The sunroom, convertible into a fourth bedroom, adds versatility to suit your lifestyle needs. Downstairs, a lower tiled living area and guest bedrooms provide privacy and comfort, making it an ideal setup for accommodating two families or hosting guests. Additional features include reverse cycle air conditioning for year-round comfort, negotiable furniture options, a fully fenced backyard for pets or gardening enthusiasts, a convenient single garage, a handy garden shed, and the property was tastefully renovated in 2005. Embrace the coastal charm of Narrawallee, take leisurely morning strolls along the beach, pause for a coffee at the beloved Huey Coffee Van, swim in the turquoise inlet, enjoy an afternoon surf as the sun drops behind the Budawang Ranges and by evening, explore the nearby shops and restaurants in Mollymook. Here, life is fabulous, simple and laidback.