

# 4 Sanctuary Pl, Minnamurra, NSW, 2533

SOUTH COAST  
PRESTIGE PROPERTIES

## Townhouse For Sale

Tuesday, 24 September 2024

4 Sanctuary Pl, Minnamurra, NSW, 2533

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



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## Coastal lifestyle awaits

An amazing relaxed lifestyle awaits, offering single or multi level living, set in a sought after enclave with golf course nearby, scenic coastal walks at your door and only a 5 minute walk to Minnamurra River and Jones Beach.

If you are wanting to downsize to single level living, with main bedroom and all other amenities on ground floor, offering family or guest accommodation upstairs, the choice is yours at 4 Sanctuary Place, Minnamurra.

With its modern design, smart layout and abundance of natural light, this five-year-old, 4-bedroom, 3-bathroom fully detached Torrens title property is a brilliant example of laid-back South Coast style, perfectly suited to a family, a downsizer or as a low-maintenance 'beach holiday' retreat.

Stepping inside, you are immediately enveloped by a sense of calm, a peaceful ambiance that permeates every inch of the house. Light-filled thanks to an abundance of plantation-shuttered windows, the fresh, refined décor with crisp white walls complementing the warmth of polished hardwood floors and with discreet recessed downlighting brings to the home that much sought-after, relaxed (dare we say Zen?) seaside vibe.

On the ground floor, a double garage with ample storage space offers internal access to the entrance hall. A generously-sized principal bedroom is a peaceful and quiet sanctuary, complete with extra-generous walk-in wardrobe offering oodles of hanging and shelf space, and a beautifully appointed en suite; featuring fully tiled walls, sleek fixtures, rain shower head in the walk-in shower of frameless glass, more natural light and overhead heat lamps combining to bring a spa-like feel to your everyday ablutions.

Moving past the laundry and guest powder room, the hallway leads to the large open-plan kitchen, living and dining area. A space flooded with natural north facing light thanks to two walls of floor to ceiling glass that bring the outdoors in, showcasing the south coasts breathtaking escarpment views. - thoughtfully designed and laid out in such a way as to provide for a seamless flow. Taking every advantage of the space, the living areas provide ample room for entertaining and open onto a pergola-covered terrace and low maintenance, fully fenced and secure garden with lawn, perfect for summertime BBQs and outdoor gatherings.

The kitchen is a truly delightful space with its island bench a magnet for drawing together family and friends. High-end stainless-steel appliances Westinghouse & Bosch appliances, heaps of clever storage to be found behind slick white cabinetry, including a large pantry, and Caesarstone benchtops combine to make for a kitchen that's a joy to spend time in, whether cooking and sharing meals or simply enjoying some leisurely downtime savouring a morning or afternoon bevvie.

Upstairs you'll find three well-appointed bedrooms, each with mirrored built-in wardrobes and plenty of space, as well as a large family bathroom - all reached from an upstairs landing that is generous in size, more than enough space for a study nook and/or home office set-up. The largest of the upstairs bedrooms features a deep balcony which runs the width of the room, offering impressive neighbourhood and district views.

For year-round comfort, the home boasts ducted air conditioning throughout - enjoy cozy warmth during the cooler months and air-conditioned comfort throughout summer (or better yet, throw open the many windows to take advantage of the cooling coastal breezes). An outdoor shower with hot water connection is the perfect spot to wash away the salt water, sand and sunscreen after a day spent at one of the local beaches, with Minnamurra Beach an easy five-minutes stroll from your front door.

The property's prime setting, elevated and in a quiet cul-de-sac, only adds to the enviable Minnamurra location, a coastal enclave offering endless possibilities for recreation and relaxation. Imagine spending lazy afternoons on the beach soaking up the sun or strolling along the shore. For the more adventurous, the Minnamurra River offers opportunities for water sports

such as paddleboarding and fishing, access to the famed Kiama coast walk moments from home.

This is a home in a tightly held community a modern and light-filled sanctuary, the perfect blend of comfort, convenience and coastal serenity. The 'lock-up-and-go' nature of the property provides peace of mind for those wanting a low-maintenance home that can be securely left when not in use. With its proximity to the coast, it's the ideal family home that also makes for the perfect holiday retreat or presents an excellent investment opportunity as a holiday rental.

Don't miss out on this remarkable opportunity - book your inspection today!

Property Code: 506