

3 Sunset Boulevard, Soldiers Point, NSW 2317

House For Sale

Friday, 19 April 2024

3 Sunset Boulevard, Soldiers Point, NSW 2317

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 822 m2

Type: House



Dane Queenan
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Auction

Nestled on one of Soldiers Point's most esteemed streets, this exceptional property presents a rare coastal opportunity, boasting three distinct residences on one title. Situated a mere 115 metres from the bustling Soldiers Point Marina, residents can enjoy endless opportunities for aquatic adventures and waterfront dining. A short stroll, approximately 240 meters, leads to the pristine shores of Sunrise Beach, ideal for morning swims or sunset picnics. Experience the quintessential coastal lifestyle with this unique Soldiers Point offering, perfect for multi-generational living, holiday escapes, or savvy investment. Don't miss this chance to own a slice of coastal paradise.

House One exudes classic comfort with an inviting undercover alfresco area and interiors that exude timeless elegance through neutral tones, large windows welcoming an abundance of natural light, and an impeccably maintained kitchen equipped with quality appliances and ample storage. A dedicated study space caters to work-from-home needs or quiet reading sessions, while two spacious bedrooms offer comfortable retreats, with the main bedroom featuring a walk in wardrobe & modern ensuite adorned with stunning marble tiles and shaker-style cabinetry. The main bathroom, also original, showcases immaculate upkeep. This home also boasts an internal laundry and air-conditioning for added convenience and comfort.

House Two is a beacon of coastal chic, adorned with a stylish weatherboard exterior and an enclosed Queenslander room perfect as a cozy second living area or sunlit retreat. The open-plan living space seamlessly integrates a fully-equipped kitchen, dining, and living areas. The sleek, modern kitchen boasts detailed splashback tiles, complemented by warm timber flooring throughout. One well-appointed bedroom offer comfortable accommodation, complete with split system air conditioning for year-round comfort.

House Three offers contemporary studio living with an undercover alfresco area providing serene views of a beautifully maintained courtyard, creating a tranquil outdoor escape. Bright and airy interiors provide a refreshing atmosphere throughout. This studio-style, one-bedroom home features an open-plan layout, maximizing space and versatility. Neutral interiors offer a blank canvas for personal touches, while year-round comfort is ensured with split system air conditioning. Indulge in the immaculate, modern bathroom that adds a touch of luxury to this cozy abode.

Houses 2 & 3 have access to a shared laundry for added convenience. Currently being used as a live in residence with a steady income from holiday renting the other two homes, the options here are endless.

Additional Features Include:

- Offers water glimpses
- Unique location - only a short distance to two beaches
- Approval for use as a Bnb listing
- House 2 & 3 are listed on Airbnb and have a 'super host' status
- Ideal holiday home or investment - only three hours from Sydney and one hour from Newcastle
- Council Approved renovation plans for house one (available on request)

Please contact Dane Queenan on 0412 351819, Tristan Esquilant on 0435 642 942 or Erin Sharp on 0400 560 067 to arrange your own private appointment or to receive a full information package including recent sales, building & pest reports, contract for sale and rental appraisals.

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