

5/2A Graydon Ave, Denhams Beach, NSW, 2536



Villa For Sale

Wednesday, 14 August 2024

5/2A Graydon Ave, Denhams Beach, NSW, 2536

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa

Footsteps to the Beach

Embrace a coastal lifestyle where relaxation meets convenience! Throw a towel over your shoulder and take a leisurely 150-meter stroll to beautiful Denhams Beach for your morning swim with the dolphins, and after enjoy a coffee and catch up at the popular Surf Beach Café.

Welcome to this well-designed single-level Torrens title villa, free from strata fees and brimming with natural light. The open-plan living areas seamlessly extend to a private front courtyard, while a bright sunroom at the rear offers privacy and views of the surrounding gardens.

The well-appointed kitchen features generous storage, ample bench space, and a double pantry, dishwasher, and electric oven with cooktop. Enjoy the privacy of three spacious bedrooms, two equipped with built-in robes, while the main bedroom boasts a large ensuite, walk-in robe, and a charming bay window. The family bathroom is designed for relaxation with a spa bath, separate shower, and toilet. Plus, a single garage and an additional parking space ensure you have all the room you need.

This villa is more than just a home - it's a lifestyle. Whether you're seeking a permanent residence or a coastal holiday retreat, you'll relish the effortless coastal living it offers, with three pristine beaches right at your doorstep and the vibrant cafes, restaurants, and shops of Surf Beach just moments away.

Opportunities like this are rare, so get in quick!

****Pest and Building Inspection Report available upon request****

Features include:

- Torrens title (separate title)
- Single lock-up garage with remote control
- Additional car space (in front of villa)
- Solar hot water system
- Reverse cycle air-conditioning in living room and main bedroom
- Ceiling fan in living, dining and main bedroom
- Well-appointed kitchen with double pantry, dishwasher, electric cooktop and built-in oven
- Built-in robes to each bedroom
- Main bedroom with ensuite and walk-in-robe
- Linen press
- Sunroom
- Established tropical gardens
- Sunny private courtyard with a northly aspect
- Land 314m²
- Rates \$2,956.27p/a
- Potential rent \$550 p/w