

# 1 Rosella Place, Tura Beach, NSW 2548

## House For Sale

Tuesday, 7 January 2025

1 Rosella Place, Tura Beach, NSW 2548

Bedrooms: 4

Bathrooms: 2

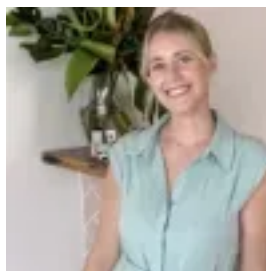
Parkings: 2

Area: 1668 m2

Type: House



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**\$1,100,000**

• Recently renovated inside top-to-bottom • Ocean views • Single-level, four-bedroom home • Just shy of ½ an acre corner block

Kick back and relax – the inside of this single-level Tura Beach home has been fully renovated, so you can enjoy modern comforts without lifting a finger. Occupying a commanding corner position in a quiet, paved cul-de-sac, this home boasts considerable street appeal and charming weatherboard cottage vibes. Entering via the home's wide, inviting verandah into the large, central living area you immediately sense that no detail has been overlooked in the extensive, recent renovation. Fresh, contemporary design meets practicality with premium finishes throughout including modern, easy-care hybrid flooring in the central living area, and luxurious wool carpet in each of the four bedrooms. The modern kitchen is a chef's dream centre-pieced by a commanding north-facing, ocean view to gaze upon from the sink. There's high-end appliances, stone benchtops, ample storage, induction cooktop, dishwasher and a large central island bench perfect for breakfast or casual meals. This very large, open-plan kitchen/living/dining area has plentiful north-facing natural light and great airflow with cross breezes from multiple windows and doors. There's also a gas heater and reverse-cycle air-conditioner for quick and easy heating and cooling. The main bedroom is thoughtfully located at one end of the house, away from the other bedrooms, and features a generous walk-in wardrobe with plenty of storage, and a very well-appointed modern ensuite. Down the hallway at the other end of the house, bedrooms two and three both have built-in wardrobes and slightly smaller bedroom four is currently used as a home office. The main bathroom has a family-friendly three-way layout and includes a luxurious free-standing bath. The separate, renovated laundry has direct external access to the backyard. There's seamless flow from the kitchen and dining area to the outdoor entertaining area on the home's generous deck. With loads of room for an outdoor table, barbecue and some comfy chairs, this sunny spot has glorious ocean views and is the perfect vantage point to watch the kids play in the large, level backyard. With its lush expanse of lawn and low-maintenance, coastal gardens there's loads of room out here to add to the existing gardens, add a chook pen, some vegie gardens or install a pool. There's a large double garage with lots of storage space and a 3kw solar system installed to help ease electricity bills. Set on an expansive double block with ample land (1668 m<sup>2</sup>) and a highly desirable location, this property offers exciting potential to subdivide or add a granny flat/studio to the backyard (STCA). You could also modify the existing garage to allow access to the backyard for boat or trailer storage. With the beach just a short drive away, enjoy a relaxed coastal lifestyle in a quiet neighbourhood with a combination of families and retirees in owner-occupied homes. This home is located less than five minutes' drive to the Tura Beach Shopping centre, Country Club, medical centre and public library. The Tura Beach locale is ideally located less than 10 minutes' drive to Merimbula or 20 minutes to Bega and is perfectly positioned to enjoy the very best the Sapphire Coast has to offer. This property is an exceptional opportunity for those looking for a large, single-level (with no internal stairs!), totally renovated coastal home with exciting potential for future development.