

14 Beechwood Court, Sunshine Bay, NSW, 2536

LUTON

House For Sale

Friday, 13 December 2024

14 Beechwood Court, Sunshine Bay, NSW, 2536

Bedrooms: 8

Bathrooms: 4

Parkings: 2

Type: House



Sophie Luton
0261763425



Richard Luton
0261763425

Ultimate Family South Coast Residence with direct views and beach access

In less than 2 hours' approx drive from Canberra, Sunshine Bay offers two large double residences with lovely, filtered views of Sunshine Bay Beach and Bay. A secluded and protected beach away from the large crowds offering peace, privacy and perfection. A staircase offers direct access to the sandy beach and shallow waters. Sunshine Bay is a small hamlet {with Primary School} conveniently located on the water between Batehaven and Denham's Beach. Beechwood Court is a quiet cul-de-sac with no through traffic and No 14 is perched high with great street presence and a lovely prominent façade. The large residence could be combined into one with eight bedrooms and four bathrooms with two large living areas or the way it was perfectly designed over 20 years ago as nearly two identical houses offering four bedrooms and two bathrooms. Ideal for the owners to live upstairs and rent downstairs or an extended family to have both. Both terraces of both the large living areas have access to the treed area with stairway access to the beach. A must to view, so flexible for dual income, a great holiday home or permanent residence. Features: General: Located in quiet and secluded Sunshine Bay Approximately 2 hours' drive from Canberra Direct beach access Views through to the water No buildings or houses in front Double Garage with automatic door Abundant underfloor storage Huge terrace with views Large entrance with stainless steel staircase Downstairs: Four bedrooms Timber style flooring and tiles Double entry doors Bedroom one with large built-in-robies Bedroom two with built-in-robies Bedroom three with built-in-robies Bedroom four with built-in-robies Bathroom with external door Bathroom two with laundry and external door Large open plan living room Kitchen with AEG dishwasher, AEG stainless steel oven & cooktop and large stainless steel range hood Tiled hallways and living areas Large terrace with access to staircase to beach & garden Outdoor PowerPoints & protection blinds Video intercom to front door Ducted reverse cycle Security System Ducted vacuum Upstairs: Bedroom one with wardrobe, balcony, ensuite/tastic fan Tv & security cameras Bedroom two with built-in-robe and balcony Bedroom three with built-in-robe Main bathroom Bedroom four with built-in-robe Powder room Laundry external door Large open plan living space with excellent views and wood fireplace Kitchen with black granite bench tops, Miele dishwasher, Miele stainless steel oven and hotplates and stainless steel range hood Large centre island bench Security system Tiled and covered entertainment terrace Speakers Protection blinds Ducted vacuum Dusted reverse cycle Land Size: 886m2 approx Land Rates: TBA Disclaimer: Whilst all care and quality has been taken to ensure accuracy in the marketing material no warranty can be given. Floorplan measurements may not be to scale and should not be relied upon.