

**22 Woodhouse Road, Moonee Beach, NSW, 2450**

NOLAN PARTNERS

**House For Sale**

Thursday, 24 October 2024

22 Woodhouse Road, Moonee Beach, NSW, 2450

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Timeless Coastal Living with Modern Style – All Just A Short Stroll To Moonee Beach

This architecturally designed home offers a seamless fusion of contemporary living and timeless character, where you will discover both coastal charm and modern sophistication. With timber ceilings soaring above open living spaces, and expansive entertaining areas this home invites relaxation at every turn. Ocean breezes add a touch of serenity, while thoughtful design elements ensure this home is as functional as it is beautiful.

- Modern kitchen with waterfall granite island bench, state of the art Siemens appliances including steam oven, dishwasher and built in coffee machine.
- Entertaining deck with spa and built-in BBQ area taking in the hinterland views.
- Ducted air conditioning in bedrooms, with a separate AC for the living area.
- New dual blinds. Recently upgraded accent lighting and ceiling fans throughout.
- Modern concrete look large format tiles and timber flooring. Separate office area.
- Lower level features a rumpus area, bathroom, and laundry opening up the potential for intergenerational living. Additional office/hobby space.
- Double lock-up garage and expansive under-house storage.

Nestled within a prime coastal location, this home offers more than just luxurious interiors. Enjoy the convenience of being within walking distance to Moonee Beach and Creek, where swimming, surfing, and relaxing come naturally. The nearby Moonee Market, tavern, and amenities ensure you have everything you need close to home, all whilst only being a 10-minute drive to Coffs CBD and Jetty precinct.

Council Rates: \$3,881 pa (approx.)

Land Size: 706.4 sqm (approx.)

Age: 1983 (approx.)

Zoning: R2