

45 Edward Avenue, Kings Point, NSW, 2539



House For Sale

Friday, 13 December 2024

45 Edward Avenue, Kings Point, NSW, 2539

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Kate Wise

0244541333

MAGICAL WATER VIEWS!

A spacious family sanctuary with a superb sense of serenity; this residence seamlessly combines effortless indoor living and luxurious outdoor entertaining.

The home is at one with its beautiful surroundings, offering a number of fabulous living spaces bathed in natural light and private outdoor living, in lush bushland surrounds. Featuring three generous bedrooms upstairs, plus a huge rumpus room/bedroom/teenage retreat and second bathroom downstairs, the home offers a well-conceived floorplan conducive to family or holiday living.

Capturing glittering views over the beautiful waters of Kings Point and beyond to the escarpment with an ideal North/Westerly aspect, the front deck is the perfect spot to enjoy breakfast or perhaps a sunset cocktail from the built in bar ! The living areas feature beautiful timber floorboards and plenty of natural light plus a cosy wood fire for those winter evenings. With easy access to the covered entertaining area, the kitchen is well appointed with a timber island bench/breakfast bar, electric appliances and plenty of storage. The upstairs bathroom is stunning with terrazzo tiles, a freestanding bath, shower, vanity, WC.

Designed for entertaining, there is a covered alfresco at the front and the rear of the home to maximise the views and the weather. Located just off the kitchen, the rear alfresco includes an outdoor kitchen and overlooks the backyard. There is also a large garden shed plus a brick studio - ideal for art, a luxury cubby house or additional storage.

There is a large single lock up garage with a wet area, plus 2 hardstand parking spots for the boat or camper trailer. Featuring fully landscaped gardens with numerous places to escape and enjoy the natural surrounds and endless wildlife in this unique area, this home truly is a sanctuary.

Located only a 5 minute drive to Ulladulla CBD, schools, restaurants and harbour and combining imaginative design with unique structural elements, this family home is a light filled haven of relaxed, contemporary living and definitely worthy of your inspection!

Contact Kate Wise on 0404 413 866 for further information.

Features include:

- Magical water & escarpment views
- 3 generous bedrooms - 2 with BIR's
- Fourth Bedroom/Teenage retreat with a full bathroom and living space downstairs
- 2 Bathrooms
- Study area
- Single lock up garage and 2 hardstand parking spaces
- Landscaped gardens
- Elevated deck with fabulous escarpment and water views
- Covered alfresco with outdoor kitchen
- Studio for art/hobbies/cubby house