

**71 Salamander Way, Salamander Bay, NSW, 2317**

**ASPECT**

**House For Sale**

Wednesday, 18 December 2024

71 Salamander Way, Salamander Bay, NSW, 2317

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**

## **From Our Aspect, A Rare Family Retreat Surrounded By Nature, Designed For Privacy**

Set on a spacious 2007sqm parcel of land, this impeccably maintained single-level residence seamlessly blends comfort, style, and functionality, offering the ideal retreat for those seeking both space and privacy. Welcome to Breasala at 71 Salamander Way, Salamander Bay.

From the gourmet kitchen and multiple entertainment areas to the swimming pool, separate self-contained guest house, covered alfresco area and ample parking, every detail has been thoughtfully considered. The residence, framed by floor-to ceiling windows and doors to seamlessly connect the outdoors within. The expansive rear yard invites you to unwind with nature, with a solar-heated pool as the centrepiece, it offers the perfect setting for year-round outdoor entertaining.

### **Property Features Include:**

- Four generously-sized bedrooms equipped with built-in robes
- Master suite offers walk-in robe & ensuite
- Modern main bathroom
- Open plan kitchen & dining area smoothly integrating the outdoors
- Gourmet kitchen fitted with quality appliances, gas cook-top & plenty of storage
- Formal dining & living area
- Second lounge room with wood-burning fireplace
- Separate guest retreat equipped with an en-suite & covered alfresco area with dishwasher
- Ceiling fans, ducted & split system air-conditioning throughout
- Solar heated pool surrounded by veranda ideal for outdoor entertaining
- Immaculately maintained grounds & gardens
- Side access to back yard
- Lock up garage with connected workshop
- Expansive carport plus ample off-street parking
- Approx. 1.4km to Salamander Bay Beach
- Approx. 1.9km to Salamander Bay Shopping Centre

Enjoy the tranquillity of nature whilst only a short drive to local shops, cafes, restaurants and pristine beaches.

The Aspect Selling Team look forward to helping you on your property journey.

### **Disclaimer:**

We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.