

**82 Sandy Place, Long Beach, NSW, 2536**



**House For Sale**

Friday, 6 December 2024

82 Sandy Place, Long Beach, NSW, 2536

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Beachside Beauty

Situated in a premier beachfront location, this sophisticated Torrens title duplex offers the perfect blend of luxury and relaxed coastal living. The moment you enter the thoughtful design and quality craftsmanship makes an immediate impression. A striking glass atrium at the entrance bathes the home in natural light, creating a warm and welcoming ambience.

The upstairs open plan living area is a stylish contemporary space with high ceilings and large sliding doors flowing seamlessly to the covered deck to enjoy the sea breezes, filtered ocean views and treed outlook. This enhances the home's connection to its coastal beachside setting. The stunning open plan design with high windows and warm timber flooring is perfect for relaxing and entertaining. At the heart of this home is a stunning kitchen that combines elegance and functionality. With custom white cabinetry, Caesarstone benchtops, and splashback, and a spacious island bench, it's a dream for any home cook or entertainer. High-end appliances, including an induction cooktop and wine fridge, complete this impressive space.

The entry level features three spacious bedrooms with built-in robes, the main with ensuite, and glass sliding doors leading out to the rear timber deck and private garden providing the ideal spot to relax and listen to the soothing sounds of the ocean. There is a family bathroom, laundry and double garage with internal access also on this level.

The garden has beachfront reserve at the rear and several access paths onto the beach to enjoy swimming, walking, kayaking and paddleboarding.

This light-filled, contemporary coastal home epitomises sophistication and luxury. Don't miss your chance to own your own piece of paradise, and the opportunity to make this stunning coastal home yours!

Contact Pat to arrange a private inspection.

Features include:

- Torrens title (separate title – no strata fees)
- Solar 6.2 KWs
- Premier beachfront location in quiet cul-de-sac
- Lovely filtered ocean views and treed outlook
- 2 x beachfront timber decks
- Private fully fence courtyard backing the beach reserve
- Large open plan living with 2 x ceiling fans and R/C air-conditioning
- Quality Ilve kitchen appliances; induction cooktop, wine fridge and double pantry
- Main bedroom with BIR, ensuite with bath and R/C air-conditioning
- Separate powder room upstairs
- Built-in-robos in all bedrooms
- Quality window furnishings including plantation shutters and blinds
- Intercom system
- Ducted vacuum cleaner
- CrimSafe and Luxaflex security screens throughout
- Double lock-up garage with remote door, and internal access
- Fully fenced yard with easy-care gardens with paved and timber decking
- Rates \$3,369.86p/a
- Potential rent \$650 - \$700 p/w