

**99 Surfside Drive, Catherine Hill Bay, NSW, 2281**



**House For Sale**

Wednesday, 4 September 2024

99 Surfside Drive, Catherine Hill Bay, NSW, 2281

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Own your slice of Paradise!

Welcome to 99 Surfside Drive, Catherine Hill Bay! Prepare to be dazzled by this exceptional property, offering not just a home, but a lifestyle of pure luxury and comfort. An architecture custom-designed home built by Hokin Prestige Homes. Step inside to discover five generously proportioned bedrooms, each offering a retreat of space and relaxation.

The Master Suite is a true highlight, boasting a Juliet Balcony with mesmerizing water views, perfect for unwinding after a long day. Entertain in style with three living spaces, including a dedicated media room, providing ample room for family and friends to gather and create lasting memories.

Enjoy the convenience of a large double garage, a 8M saltwater heated in-ground fiberglass pool, and breathtaking outlooks over the National Park from multiple vantage points throughout the home. This property is not just a feast for the eyes but also offers practicality and sustainability with features such as ducted air conditioning, super high ceilings, a beautiful void with clerestory windows, rear property access, with rear street parking, Hebel power floor for soundproofing between the 2 stories, option available to install a lift, solar power, and a Tesla Powerwall battery backup.

Perfectly positioned just 150 meters from the beach access, with a 500-meter walk through the national park to Moonee Beach (8-minute walk), this is coastal living at its finest. Don't miss your chance to own a piece of paradise.

Approximate Rates:

Council: \$2,615.00

Water: \$2,709.00