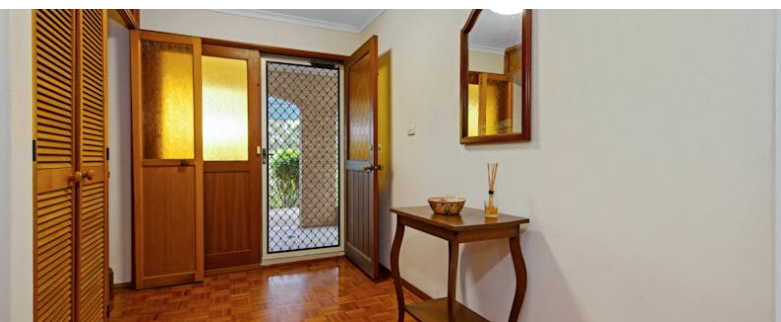




36 Surf Beach Avenue, SURF BEACH, NSW 2536

Versatile Dual Level Home in a Prime Coastal Location

Set in an established street just moments from the beach, this spacious double storey home offers flexible living with the option for dual occupancy or extended family accommodation.

Upstairs features a generous layout with a full sized kitchen including a dishwasher, adjoining dining area and large lounge room filled with natural light. The master bedroom includes a walk through robe leading to an ensuite with a separate sunken bath, while the adjoining study or nursery adds welcome flexibility. A sunroom and covered deck at the rear create perfect spaces for relaxing or entertaining year round.

The lower level offers two bedrooms, a combined lounge, dining and kitchen, and a separate bathroom and toilet. Ideal for guests, teenagers, or independent living.

Outside, the property includes a deep garage with internal access, a single carport, and side access to the backyard. Established easy care gardens and lawn, and a garden shed for storage. There is also rear access to the property via a private laneway.

Located within easy walking distance to Surf Beach, local shops and cafes, this home

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 121P4753

SALE DETAILS

\$830,000

CONTACT DETAILS

,

Craig Shephard

0414 700 867

combines size, practicality and coastal lifestyle appeal in one solid package.

Key Features:

- Three bedrooms plus study/nursery
- Two bathrooms including ensuite with sunken bath
- Full size upstairs kitchen with dishwasher and dining area
- Large lounge, enclosed sunroom and covered entertaining deck
- Self contained lower level
- Deep garage with internal access plus carport
- Fully fenced backyard with established gardens and garden shed
- 668m² block (approx.) with dual living potential
- Easy walk to Surf Beach, shops and cafes

With generous proportions, solid construction and a versatile floor plan, this property is ready to enjoy as is or update at your own pace.

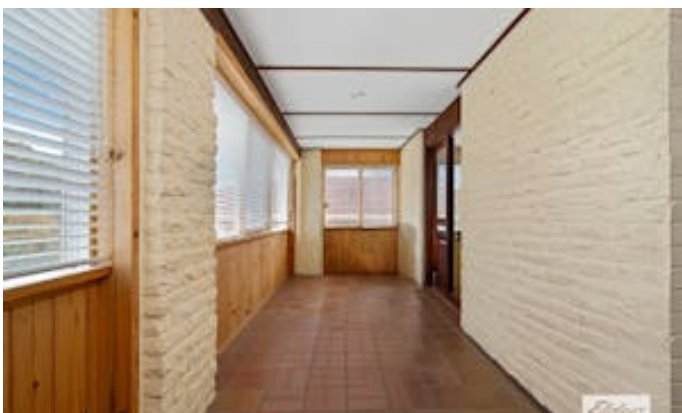
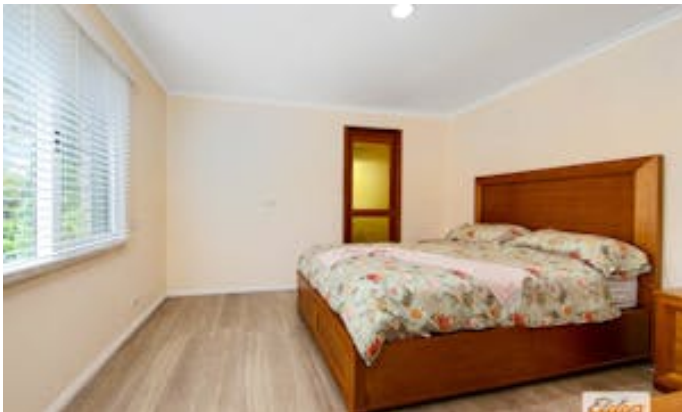
Whether you're seeking space for family, potential dual living, or a comfortable coastal base just moments from the water, 36 Surf Beach Avenue delivers the perfect blend of practicality and lifestyle in a highly sought after location.

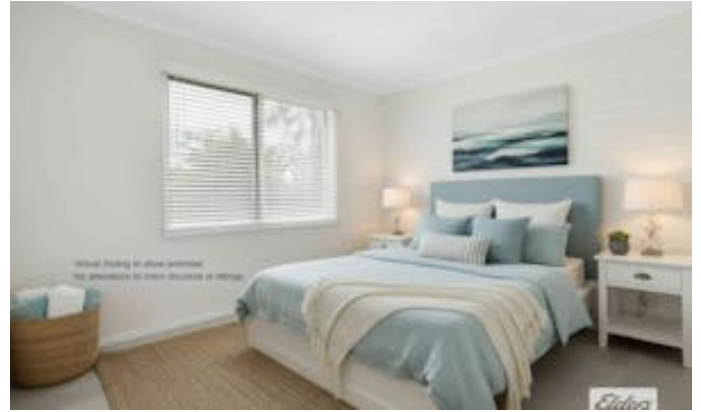
DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

Other features: Kitchenette

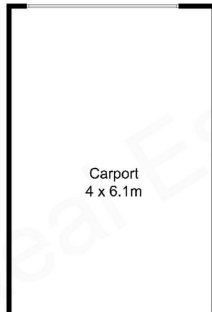
- Land Area 668.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Double carport
- Ensuite



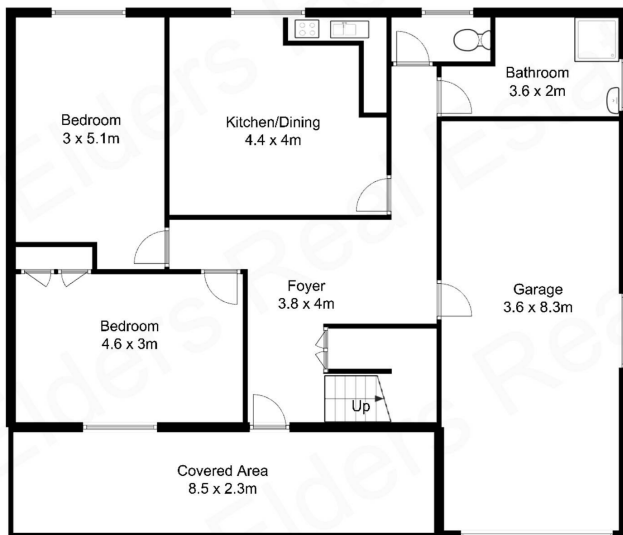




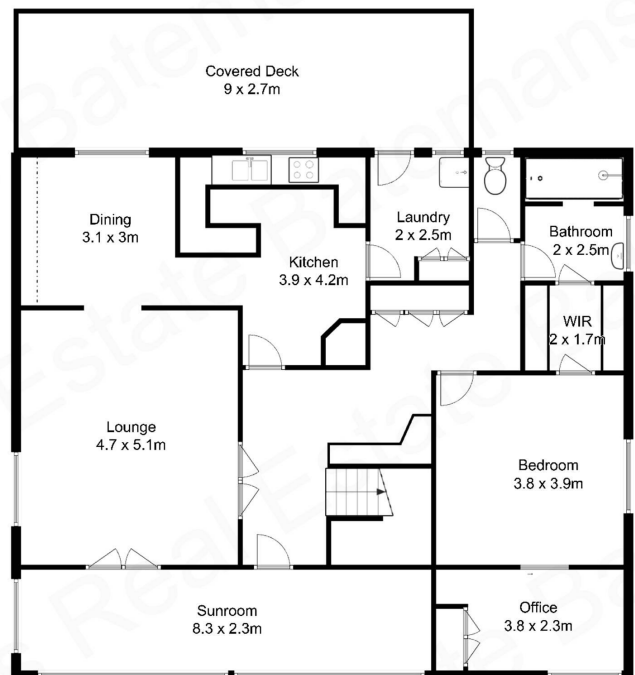




Approximate floor area
294 square metres



Entry Level



Upper Level

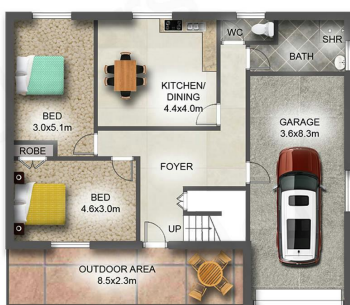
All measurements and boundaries are approximate and are intended as a guide only





Approximate floor area
294 square metres

Block 668 square metres
Rear Lane is Access Only
(not part of the property)



ENTRY LEVEL



UPPER LEVEL



SITE PLAN

All measurements and boundaries are approximate and are intended as a guide only