

7/17 Sullivans Rd, Moonee Beach, NSW 2450

\$795,000-\$839,000

House 3  2  1 



## Private villa living with a generous green backyard

Privately positioned at the rear of the complex and well away from the road, this beautifully maintained single level villa offers a peaceful, low maintenance lifestyle with the rare bonus of a spacious green backyard.

**Open for Inspection**

By Appointment.

One of the standout features of this home is the large, fully fenced north east facing yard, complete with convenient side access. Outdoor spaces like this are seldom found in villas of this style, making it an ideal haven for children, pets or anyone who appreciates a little extra room to relax, garden or entertain outdoors.

Inside, the home offers a light filled open plan kitchen, dining and living area with air conditioning, flowing seamlessly to a covered outdoor entertaining space. The kitchen is practical and welcoming, featuring a breakfast bar, gas cooktop and dishwasher, perfect for both everyday living and casual entertaining.

All bedrooms include built in wardrobes and soft carpeting for comfort, while the master bedroom enjoys air conditioning and its own private ensuite. The versatile third bedroom features sliding doors, allowing it to easily function as a traditional bedroom or open up to extend the living area and invite additional natural light.

The main bathroom is modern and well appointed, offering a bathtub, separate shower and separate toilet for added convenience.

Adding to the home's appeal are thoughtful extras including NBN connectivity and a water tank servicing the laundry, gardens and toilets.

Location is another highlight. Just a short stroll away you will find shops, cafes, restaurants, medical services, a local pub and everyday conveniences. For those who love the outdoors, beautiful Moonee Creek Reserve and stunning beaches are also within easy reach, delivering the perfect blend of relaxed coastal living and everyday practicality.

Homes with this combination of privacy, space and convenience are highly sought after, so an early inspection is recommended.

Council rates: \$2,546 per annum

Strata rates: \$2,300 per annum

Zoning: MU1

Year built: 2016 approx.

Land size: 279m<sup>2</sup> approx.

### Listed By

Rich McKeon

Phone: (02) 6652 1144

Mobile: 0412 412 836

