

36 The Gr, Austinmer, NSW 2515**Sold - \$1,680,000**House 4  4  2 **Resort Style Living with Subdivision Potential**

Generous in size, practical in design and beautiful in its level of finishes this stunning home has been masterfully revived and reconfigured to create a contemporary abode of immense appeal. Surrounded by a low maintenance tropical garden of 1028m² this property lends itself to a beachside lifestyle with an income generating, council approved B&B and second dwelling / subdivision potential (subject to Council approval). This property is only 400 meters from the sand of Austinmer beach for relaxation and exercise or 200 meters from the station making a Sydney commute a breeze at 1hr 15 mins on the fast train.

Open for Inspection

By Appointment.

- Sprawling living and dining engulfed in tropical gardens
- Four bedrooms, three with ensuites
- Main bedroom with direct balcony access, luxurious ensuite bath and shower plus walk-in robe
- Custom Polyurethane kitchen
- ILVE Integrated appliances, stone bench tops, gas cooktop
- Spotted Gum polished floorboards
- Gas fireplace, reverse cycle air-conditioning
- Double lock up garage
- Council approved B & B Accommodation
- Alfresco dining
- Caravan or boat storage via double side gates
- Footsteps to Austinmer beach and train station
- Subdivision / Development potential

Listed By

Jason Ward

Jason Ward

