

SOLD

DESIGNER TREESCAPE CHALET 3-MINUTES TO THE BEACH

**** Register Your Interest to inspect, dates will be advised. ****

Estate is a residential community tucked behind the seaside suburb of Cabarita Beach and voted as the number one beach in Australia.

- This renovated 2-level Chalet is one of a kind, great position with leafy views to the pool.
- Lower level consists of 1-bedroom, 1-bathroom; combined lounge and dining leading to an outdoor covered deck.
- Mezzanine level is a converted loft bedroom and full height paneling installed to accommodate a possible future ensuite and room for a bath.
- Carport has a storage room to the rear and visitor parking nearby.
- Exclusive access to 'Lot 19, residence only' community pool.
- Pet friendly conditional to Body Corporate approval

A renovation was completed in 2018 and included replacement of kitchen joinery, stair to mezzanine, new wall paneling, new floor coverings, rewiring, new fans and lighting and installation of reverse cycle AC. A new HWC was installed in 2020.

The kitchen joinery was designed to enhance the usability the living area. Cabinetry is sectioned into zones of cooking, preparation and storage and designed as furniture pieces to sit within the living area. Appliances are top tier, being Italian designed Smeg combi oven / steam oven and warming drawer, German designed Bora induction cooktop with integrated downdraft ducted externally, and F&P integrated dish drawer. Appliances were chosen for their minimal impact on the aesthetic of the joinery, further enhancing the look and feel of kitchen as furniture pieces. The splashback window as also installed to increase connection to the exterior and ventilation to the living area. AC has a dehumidifier.

The stair was designed to marry with the angle of the original sloping windows. Vinyl floor tiles installed downstairs and sisal flooring upstairs. The full height paneling to the mezzanine was installed to accommodate a possible future ensuite.

Plans were drawn up to renovate the bathroom downstairs and these can be made available to the future purchaser.

2 BED | 1 BATH | 1 CAR

PRICE:
\$530,000

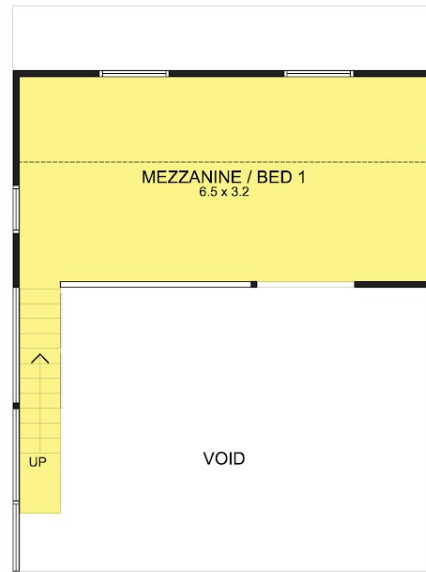
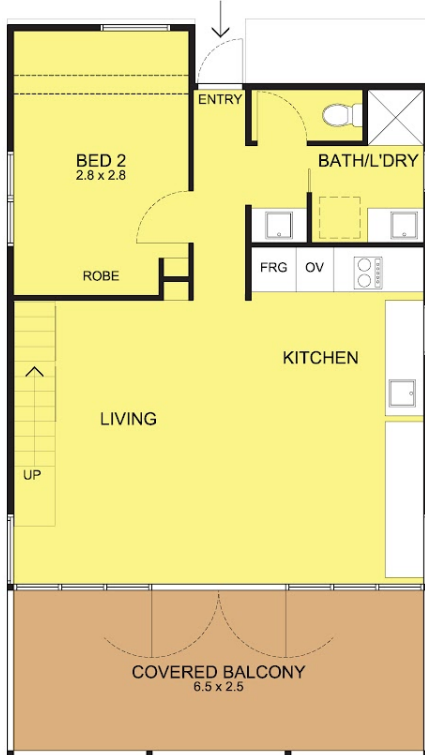
OPEN FOR INSPECTION:
N/A



Gaylia Griffiths
0419879037
gayliagriffiths@atrealty.com.au
www.atrealty.com.au

Gaylia Griffiths

0419 879 037 GayliaGriffiths@atrealty.com.au
6/19 Tanglewood Drive Tanglewood NSW 2488



INTERNAL	77 m ²
EXTERNAL	17 m ²
TOTAL	94 m ²

While every endeavor has been made to verify the correct detail in this brochure, neither the Agent nor Seller or contracted Illustrator accept liability for any error or omissions. Prospective Buyers should make their own enquiries and form their own judgement on this property

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.