



# FOR SALE

## AMAZING TRANSFORMATION OF CLASSIC BEACH HOUSE

This is the restoration of restorations. What was an old fibro two storey beach house is now a stunning example of the classic beach house design of yesteryear with all the comforts and features of modern living.

With a love of coastal form and style, the owners have meticulously recreated a home which represents all the joys of living by the beach from a big open outdoor deck to take in the sea breezes, to the quaint external bathroom and storage area to wash off after a day on the beach complete with quaint and colourful barn doors.

The soft touch of polished timber floorboards and the streams of natural light coming through the big doors and windows sets off a mood that makes you want to sit back and soak up the atmosphere, grab a book or a cuppa and switch into holiday mode.

This really is one to celebrate, the transformation is incredible. Staying true to the original design with high ceilings and open plan living there are 2 bedrooms and a living room and bathroom on the ground level which can be shut off for completely independent living. A great space for AirBnb rental to generate some cashflow or to house the stream of family and friends who will be visiting once they see the home and location.

An open entrance way leads to beautifully designed and built timber stairs which flow to the upper level. Immediately a sense of openness and space pervades and timber is a feature from the stunning floors to the solid central post connected to a timber topped island bench. The ceilings and walls have stayed true to the style of the original build and add to the specialness of this home.

At the Eastern end of the top floor is the very large main bedroom with walk-in robe and access to the North facing verandah via French doors. The sense of space continues with a huge bathroom complete with bath, shower and timber vanity, as well as a cleverly designed laundry space. True to form and design features, this can be accessed from the main bedroom and the living area.

The kitchen is a pleasure to use; well-designed and modern quality appliances make it so easy

4 BED | 3 BATH | 3 CAR

PRICE:  
\$1,450,000

OPEN FOR INSPECTION:  
N/A



**Phil Sheridan**  
**0413520435**  
phil@sheridanrealestate.com.au  
www.sheridanrealestate.com.au



Floor 1



Ground Floor



## 2 Trial Street, South West Rocks

Total Size: 232m<sup>2</sup>

All measurements have been created digitally. These measurements are approximate only.



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.