

## Sunshine Bay, 75 Freycinet Drive

When only the Best will do !.....Why wait to build?

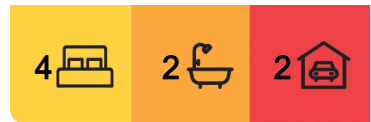
Welcome to 75 Freycinet Drive Sunshine Bay ! Discover your dream property with this stunning, nearly new 4 bedroom, 2 bathroom home offering modern amenities and stylish finishes. Located in a sought-after neighbourhood, this well appointed residence features two spacious living areas, a contemporary kitchen, with butlers pantry, 40mm stone bench tops, quality appliances, gas cooktop with electric oven not to mention the beautiful ambient outdoor space with urban and treelined views from the alfresco.....This truly is the perfect place to entertain family and friends or quietly relax with a morning coffee.

The property features a double garage with epoxy resin flooring, perfect for storing vehicles or for use as a workshop with remote door and direct internal access to the home.

The bedrooms are spacious and bright with generous built in robes. The master bedroom features a luxurious ensuite and walk in robe. The other 3 bedrooms are located at the opposite end of the home with a private bathroom including shower and separate bath tub for guests or family to relax after a long day.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$1,150,000

**View**  
[ljhooker.com.au/1298F8F](http://ljhooker.com.au/1298F8F)

**Contact**  
**Karen Van Der Stelt**  
0413 221 504  
[kvanderstelt.batemansbay@ljhooker.com.au](mailto:kvanderstelt.batemansbay@ljhooker.com.au)

**LJ Hooker Batemans Bay**  
**(02) 4472 6455**

This property offers plenty of privacy for outdoor activities or something to add for the avid gardener, perfect for enjoying the sunshine and fresh air.

- \* Ducted zoned reverse cycle A/C
- \* Quality plantation shutters in the living room and master bedroom
- \* Open plan living and dining room
- \* Wood flooring throughout with carpet in all the bedrooms
- \* Media room
- \* Study nook
- \* Butlers pantry with dishwasher
- \* Walk in Linen
- \* 40mm stone bench tops in kitchen
- \* Gas cook top, electric oven
- \* Easy care 543m2 block
- \* Quality fixtures and fittings
- \* Generous built in robes in all bedrooms, master with walk in robe
- \* Stunning epoxy resin floors in the double garage
- \* Built 2021

Only 7mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and around 3.5hrs to Sydney

Don't miss out on the opportunity to own this beautiful move-in-ready home and see for yourself what makes this home truly special!

Council Rates: \$2,975.63/yr

Permanent rental appraisal: \$620-\$670/wk

## More About this Property

**Property ID** 1298F8F

**Property Type** House

**Karen Van Der Stelt 0413 221 504**

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
kvanderstelt.batemansbay@ljhooker.com.au

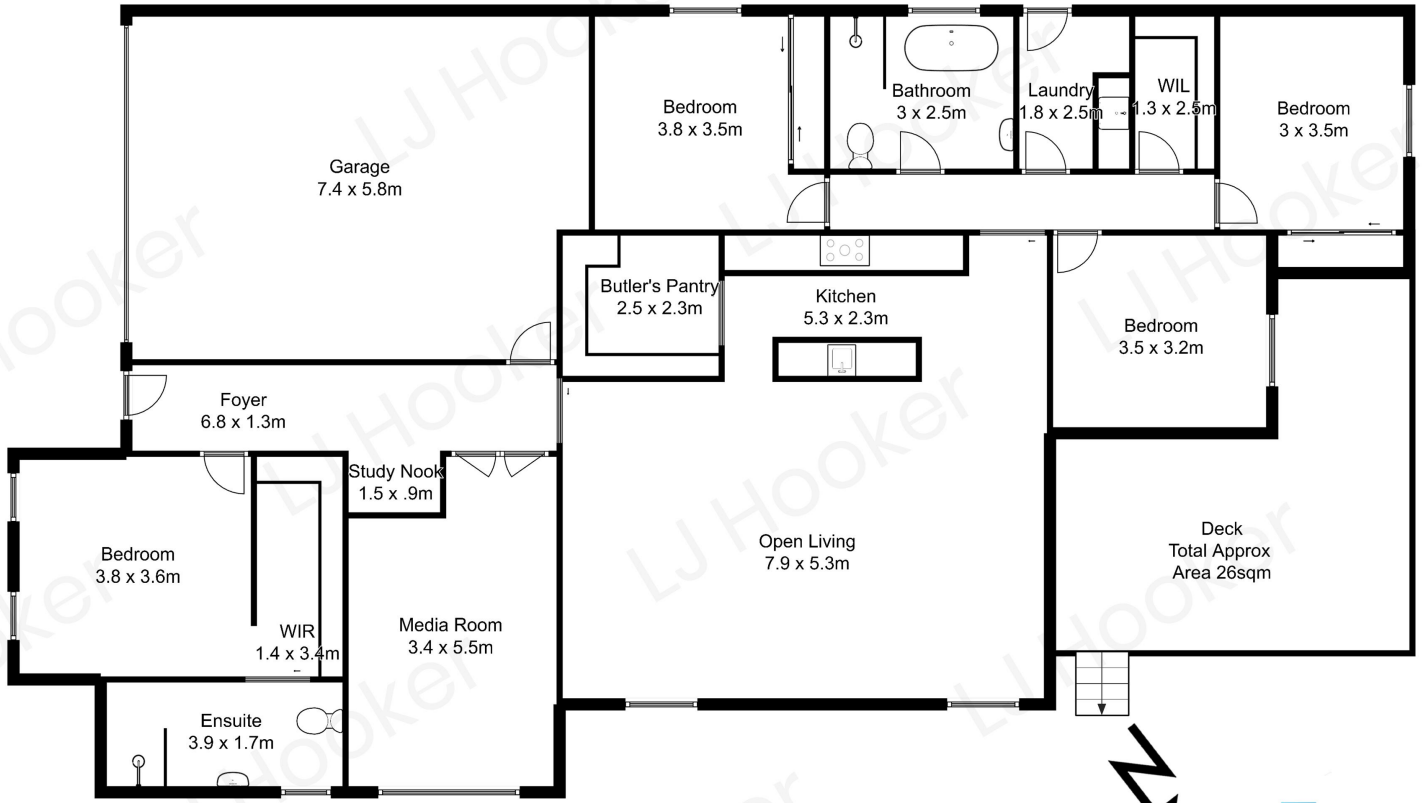
**LJ Hooker Batemans Bay (02) 4472 6455**

Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536  
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



**LJ Hooker Batemans Bay  
(02) 4472 6455**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



All measurements are approximate and are intended as a guide only

