

SOLD

1 Nooree Street, Wurtulla



## Surf, Sunshine, Good Times: Beachside Wurtulla!

Pack the surfboards, bicycles, sunscreen, and beach towels and get ready to embrace the coastal dream, because you'll be living it with the purchase of this fabulous family-friendly home in sought-after beachside Wurtulla just footsteps to a neighbourhood park and 550-metres to direct beach access.

Across a single level with a well-designed floor plan, the home comprises four bedrooms, ensuite, 2-way bathroom with separate toilet, two living areas, study nook with built-in desk, central kitchen, north facing covered alfresco terrace overlooking inground pool, separate laundry, and double lock up garage, plus gated side access to bring in boat/caravan.

New carpets freshly laid, ceiling fans throughout, separate bath and shower in family bathroom, stainless steel appliances,

 4  2  2  555 m<sup>2</sup>

**Price** SOLD for  
\$1,350,000

**Property Type** Residential

**Property ID** 2735

**Land Area** 555 m<sup>2</sup>

### Agent Details

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### Office Details

Code Property Group  
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timber sunbathing deck poolside, and generous storage – are existing features, and the home is impeccably presented.

The 555m<sup>2</sup> block is fully fenced and the garden is low maintenance, with just a regular mow when needed to keep it looking neat and tidy; there's plenty of grassy space for children and pets to play – when they are not in the pool, at the park, or at the beach (and there is a dog-friendly stretch of beach just a short walk away).

Spend the morning at the beach and head home for a BBQ by the pool; or walk down to the Bokarina Beach dining precinct for a long lunch with a few wines, leave the car at home, it's only a 10 minute flat walk – perfect! All the fun stuff is so close the lifestyle on offer is desirable in every sense.

Vacant and rent-ready or ready to move straight into and live and love; this is an opportunity to invest in a low-maintenance sea-change where the beach will be beckoning you every single day. There will be no excuse not to get out there and get the sand between your toes as you soak up fresh salty sea air, savour the beauty of this pristine stretch of beach, and count your blessings to live in such an amazing part of the globe.

Beachside buyers MUST put this one top of the list, it's going to attract a high volume of interest for all the above reasons, and a quick sale is certainly anticipated. Buy today and you can be welcoming Spring 2024 poolside with a glass of bubbles or two and toast the future which is indeed looking bright!

- Beachside Wurtulla – family home on easy-care 555m<sup>2</sup>
- Footsteps to neighbourhood park & direct beach access
- 4 bedrooms, 2 bathrooms, study nook, 2 living areas
- North facing alfresco entertaining with inground pool
- Double-lock-up-garage + gated side access to bring in caravan/boat
- New carpets, ceiling fans throughout, generous storage
- Low maintenance child and pet-friendly fenced yard

- Walk to Bokarina Beach dining precinct in 10 minutes
- Short drive to schools, hospitals, & shopping centres
- Vacant and ready to move straight into – live & love!

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*