



## 33 The Esplanade, New Brighton



### Beachfront Living

Welcome to 33 The Esplanade, New Brighton

Superbly positioned just steps away from the stunning New Brighton beach, this 3-bedroom, 2-bathroom home presents a once-in-a-lifetime opportunity to own a piece of paradise in a very tightly held location. Live like you're on holiday every day, enjoying leisurely walks along the sandy shore and refreshing morning swims in the crystal-clear waters of the Pacific Ocean.

This residence offers flexibility for home office, guest/in-law or teenage accommodation, for long-term tenant or ideal as short-term holiday accommodation - great to put extra \$\$\$ on your mortgage.

The interior of this renovated beachside home is light and airy, featuring elegant timber floors that add warmth and character to the living spaces. Neutral beachy tones throughout, create a relaxed and inviting atmosphere.

#### Features:

- Fully renovated beach cottage 40m from the sands of New Brighton beach
- Two bedrooms and bathroom downstairs with a sitting area and direct access to the courtyard
- Upstairs master bedroom with open plan living, dining, and kitchen
- Large backyard multipurpose room and garage, perfect for yoga, pilates or gym, work-from-home office, or teenage retreat
- Two beautiful decks for morning and afternoon entertaining front deck ideal for morning coffee with sun and ocean sounds

3 Beds 2 Bathrooms 2 Car Spaces 655 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1324
<b>Land Area</b>	655 m2
<b>Floor Area</b>	153 m2

#### Agent Details

Mike McCabe  
0433 856 504  
mike@byronshirerealestate.com.au

#### Office Details

Brunswick Heads  
3 Fawcett St Brunswick Heads, NSW,  
2483 Australia  
02 6685 1754



- Back deck perfect for evening drinks, enjoying the sunset and serenity
- Plenty of room in the yard for a pool
- Dual street access to The Esplanade and Pacific Street offering future possibilities

This location offers unparalleled access to nature reserves overflowing with the natural beauty of the north coast. Enjoy time for yourself to relax at the beach and discover the welcoming community of New Brighton, immersing yourself in its seaside charm. Take your paddleboard to Marshalls Creek for a peaceful paddle along its scenic waterways. Walk to the nearby New Brighton general store, popular local cafe, and weekly Farmer's Markets.

Nearby Amenities:

- Ocean Shores: Essentials including Coles, a butcher, cafe, tavern, doctor's surgery, and the iconic Sunday Sustainable Bakery just a short drive away
- Brunswick Heads: Picturesque surroundings and local attractions
- Byron Bay: A lively destination for dining, shopping, and entertainment
- Salty Mangrove Cafe: Enjoy delicious cuisine a short stroll away
- Gold Coast Airport and Ballina Byron Gateway Airport: Both just 30 minutes away, perfect for travel plans

33 The Esplanade is not just a home; it's a lifestyle. Seize this rare opportunity to live in a location where every day feels like a holiday.

Call Mike McCabe on 0433 856 504 to arrange an inspection today!

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.