

SOLD

24 Palmer Ave, Ocean Shores



## Aspect, Elevation and Outlook

This very spacious split level home is elevated, has over 300m2 under roof and enjoys huge ocean and canal views. Set amongst other quality homes the position captures afternoon sea breezes whilst the perfect North East aspect helps you to stay cool in summer.

The high ceilings and open plan layout is ideal for growing families with the master bedroom, kitchen and main living located on the top floor taking advantage of the coastal views and all flow seamlessly onto the expansive entertaining deck. The split bedroom design means the master is privately positioned away from the minor bedrooms with the 2nd bedroom at entry level and bedrooms three and four, both queen size and accessed off a large games room on the ground floor.

Set on a very generous 750m2 block means there is still

4 2 2

750 m2

**Price** SOLD for  
\$1,310,000

**Property Type** Residential

**Property ID** 826

**Land Area** 750 m2

**Floor Area** 238 m2

### Agent Details

Gary Brazenor – 0423 777  
237

Todd Buckland – 0408  
966 421

### Office Details

room for the kids to play when they're not in the 'Crystal Blue' swimming pool. The corner block allows for plenty of off-street parking and side access to store cars, boats and caravans.

There are plenty of extras here including the following:

- Perfect North East aspect with ocean and canal views
- Enjoy a glass of wine whilst watching the waves and whales during the migration season
- Oversized master suite plus three further spacious bedrooms and two and a half bathrooms
- Split level family friendly home with open plan layout and huge activity/games room
- Plenty of parking on this corner block with side access for boats and caravans
- Kitchen, living and master bedroom upstairs take advantage of the views
- Chef's kitchen with Caesar stone waterfall bench and 900mm Ilve oven
- 2005 built home - Lennox building services (Steve Hansford)
- Raked ceilings, very spacious 238m2 of living and over 300m2 under roof
- Expansive entertaining deck with stunning views
- Storage under stairs and plenty of linen cupboards
- Set on a very generous 750m2 block
- 'Crystal Blue' pool with large entertaining deck
- Never to be built out ocean views
- Low maintenance native gardens
- Blackbutt timber floorboards upstairs, tiles downstairs, carpet in bedrooms
- Large second deck off lower level living room
- Ambient ocean sounds and quiet neighbourhood
- Downlights and ceiling fans throughout
- AC to main kitchen/living area and master bedroom
- Council rates - \$2560 per annum (approx)
- Perfect location just mins from cafes, beaches and easy access to the freeway

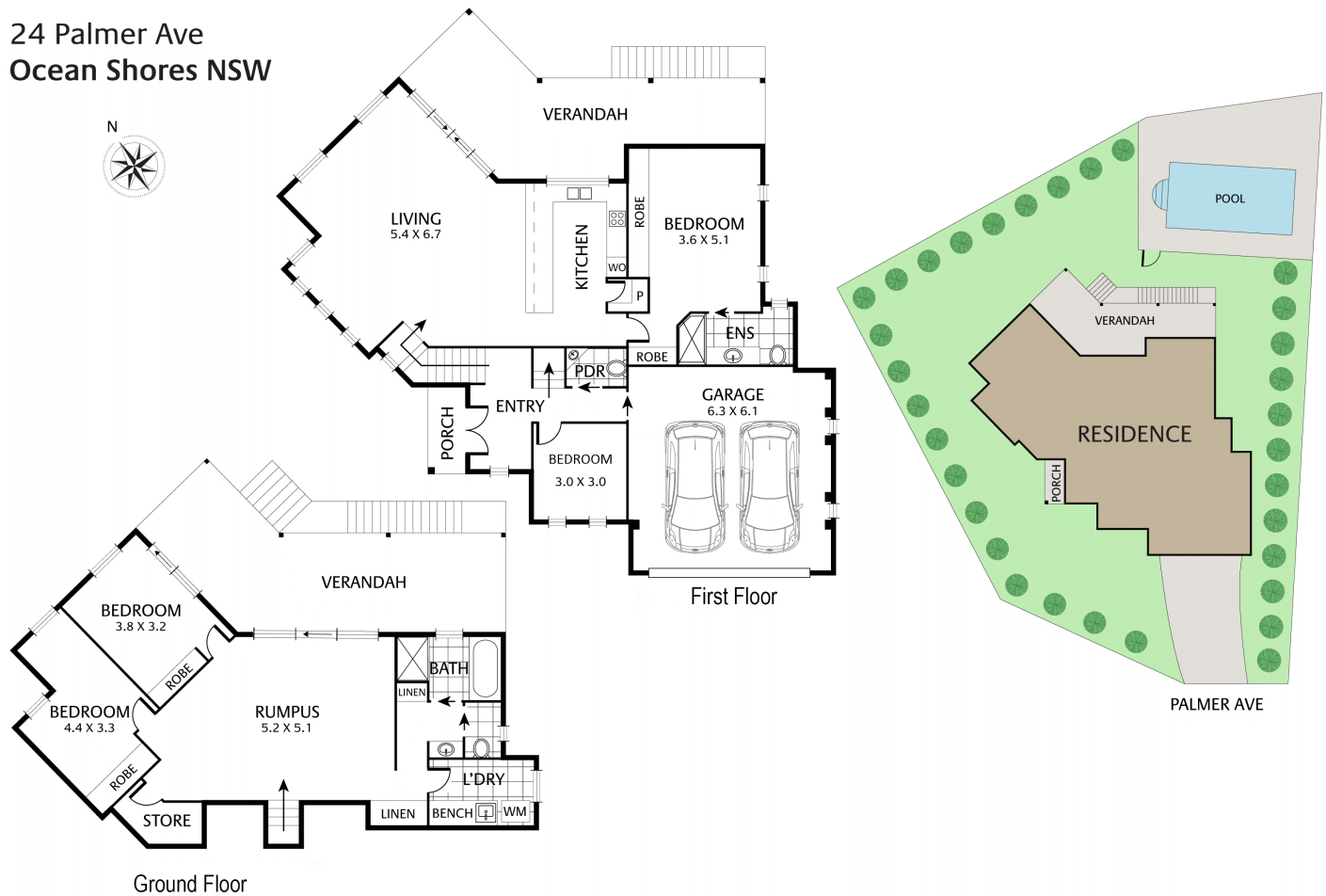
BRUNSWICK HEADS

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

Plenty on offer here for families, give Gary or Todd a call to arrange a viewing 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.*

## 24 Palmer Ave Ocean Shores NSW



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.