







44 Cattle Bay Rd
Eden

EDGEWATER

4 2 3 1,015m2

Price	SOLD
Property Type	Residential
Property ID	2102
Office Area	0
Land Area	1,015 m2

Exquisitely nestled on an elevated 1015m2 allotment in a blue-chip street, classic 4 bedroom plus study 1960's residence perfectly accented to maximize the amazing bay, beach and hinterland views from all main rooms. Uniquely positioned directly opposite reserve/Twofold Bay with a squeaky white sand beach just a roll down the hill (150m), the home comprises an enormous open living area (cosy wood heater), floor to ceiling windows to just relax and enjoy the mesmerizing views. Large laminex kitchen (breakfast bar + pantry) adjacent dining area transitioning out to a huge covered deck/alfresco living and gentle sea breezes, 3 king sized bedrooms (2 BIR's), utility/study and lux bathroom including bath, shower, vanity + wc. Then down external stairs to huge 4th bedroom, small adjacent living area, compact kitchen, shower plus separate wc, perfect for guests, teenagers or self contained unit. Complete with under house carport plus utility space, laundry and fully established surrounds. Classic lines, prime front row location, reap the rewards of seaside living. **Living on the edge.**

Agent Details

Chris Wilson - 0427 003 406

Office Details

174 Imlay St Eden NSW 2551
Australia
02 6496 3583

CHRIS WILSON
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