

Gorgeous Family Beach House Walking Distance to the Beach

\$1.55M - \$1.675M

Home not flood affected

This thoughtfully designed home is full of charm and character and offers comfort and versatility, positioned just a short walk from the beach and conveniently close to local amenities. Coastal living at its best with the perfect blend of earthy tones and textures, creating seamless indoor/outdoor living with wide verandas and tropical landscaped gardens.

Offering a spacious and inviting atmosphere with double-height, pitched ceilings in the living room, this space is complete with air-conditioning and a cosy wood burner fireplace. The living area connects to a kitchen featuring a farmhouse style wooden-topped floating island bench, black shaker style cabinetry, and matching black tapware. The kitchen is both functional and elegant, complete with a black freestanding oven and gas cooktop.

Natural light fills the dining area through expansive floor-to-ceiling windows, offering a picturesque view of the established tropical-style gardens. Glass sliding doors open to a covered deck, perfect for alfresco dining and entertaining while enjoying sunset views over Yelgun Creek. Fishing, kayaking, stand up paddle boarding at your doorstep. This blue chip position is sought after where you feel like everyday is a holiday!

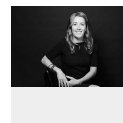
The garden is a haven, featuring ample space for children to play, planter boxes for growing vegetables, and room for a firepit plus an outdoor hot/cold shower. In the backyard, an additional air-conditioned space offers versatility for a home office or extra storage.

The loft-style design of the first floor, with railings overlooking the ground floor, enhances the sense of openness and light throughout the home. Upstairs, the bedrooms are cosy and carpeted, equipped with ceiling fans



Tara Torkkola

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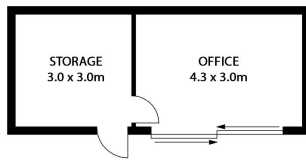


and plantation shutters that allow for filtered light.

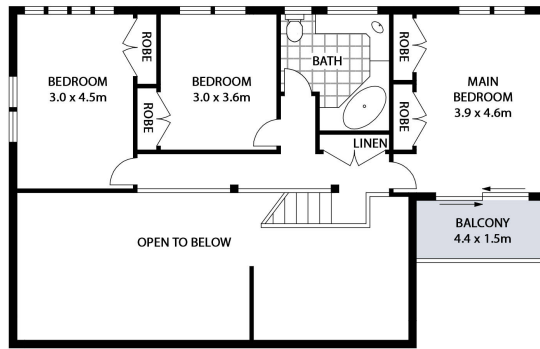
The double lock-up garage, featuring glass sliding doors, offers convenient access to the decking area and convenient internal entry into the home.

Located a few minutes walk from the beach, and a short drive to the school, the New Brighton Farmers Market, Brunswick Heads, and Byron Bay, this property combines comfort and convenience in an ideal coastal setting. Contact us today to arrange a viewing and experience this charming coastal retreat for yourself.

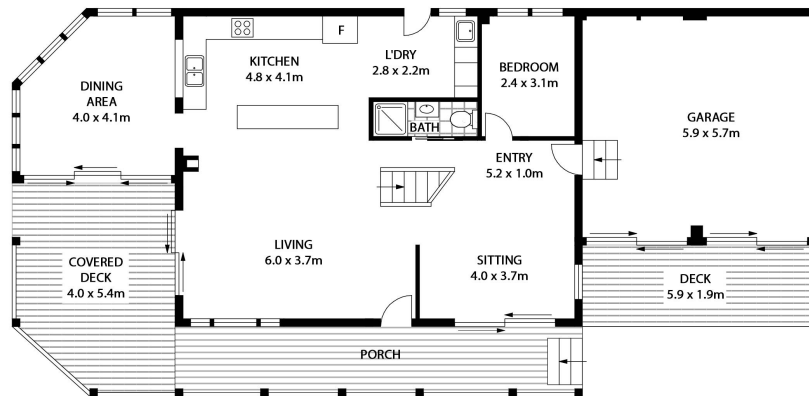
Council Rates: \$3,712.28 pa



OFFICE- GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



37 GLORIA STREET, SOUTH GOLDEN BEACH

INTERNAL: 214m² | EXTERNAL: 39m²

FIRST NATIONAL BYRON
YOUR HOME | YOUR LIFE | YOUR STORY

Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries. This plan is a representation of the buildings on site and not an indication of council approval. Floorplan as illustration only – all figured dimensions approximate – do not scale – no liability accepted

