

Under Contract



## 55 Helen Street, South Golden Beach



### Aesthetically Crafted Coastal Classic

This immaculate four-bedroom builders own home, combines premium hardwoods and recycled materials to create a blend of quality, character, and contemporary style.

Located a short stroll from the Helen Street bridge, and just 900m from the pristine sands of South Golden Beach, this double-story home was raised in the early 2000s to capture refreshing breezes and maximize the use of the ground floor. A northerly aspect and high louvre windows bathe the interior with natural light and ensure excellent airflow.

Perfectly positioned on a 641m<sup>2</sup> North facing, flat and usable block, the home offers three bedrooms and two bathrooms upstairs and a bedroom, bathroom and spacious living area downstairs. This clever layout ensures there is room for extended family and guests and with four covered decks, there's always somewhere to find solitude or to entertain.

The gardens are a beachside retreat with a hot and cold outdoor shower, veggie gardens and a great barbecue and entertaining area.

Other practical features include a workshop, off street parking for five vehicles, ample storage for bikes, surfboards, and kayaks, and with 6.5kw solar and full insulation the property is energy efficient.

The flexible floorplan and excellent location makes this exceptional property ideal for a variety of lifestyles, so don't miss your golden opportunity and phone to view today.

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**Price** \$1,275,000 to \$1,395,000

**Property Type** Residential

**Property ID** 1373

**Land Area** 641 m<sup>2</sup>

**Floor Area** 162 m<sup>2</sup>

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PHONE TO VIEW TODAY.

### Key Features:

- Located in South Golden Beach - 900m from the sand & surf
- Vibrant community - Mrs Birdy's cafe & general store/stroll to surf/farmer's market
- Upstairs - Light & breezy, 3 Bedrooms, 2 bathrooms, high ceilings
- Downstairs - 1 bedroom, 1 bathroom & spacious living area
- 641m<sup>2</sup> North facing flat and usable block - Built in 1995 & raised in early 2000s
- Utilities area - workshop/storage, off street parking for 5 & laundry
- Ground level - Veggie gardens, citrus, outdoor shower, bbq area, covered entertaining and plenty of room for kids to kick a ball
- Strategic mix of hardwoods and recycled materials
- Fully insulated, 6.5kw solar, heat pump HWS & 8.5kw a/c



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