



41 Circulo Drive Copacabana, NSW

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### Sun-filled entertainer with ocean views

Boasting an incredible trifecta of treats, this superb coastal retreat showcases breathtaking beach and ocean views, a glorious sun-filled aspect and offers the wonderful convenience of a level block with easy street access.

With ample space for entertaining, such as front and rear expansive decks, providing options to soak up the view or soak up the sun, the home also features a thoughtful family-friendly layout with open plan living and central kitchen featuring an imported Stone waterfall edge, plus extra-large master bedroom with walk-in 'robe and new modern ensuite as well as delightful backyard with established gardens.

So whether it's the ideal family home or the perfect easy-access downsizer's delight you're after, you can't go past the incredible offering that is 41 Circulo Drive

- 10 minute walk to the beach via public pathway
- Unimpeded beach, ocean and headland views
- Slow-combustion fireplace
- Ducted air conditioning
- Ducted vacuum system

**Price:** SOLD \$2,331,000  
**Council Rates:** \$3,049.92/year (approx)  
**Water Rates:** \$994.02/year (approx)



**Andrew Thomson**

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41 Circulo Drive  
Copacabana

STONE



Ground Floor



First Floor



Site Plan

Internal Area: 220sqm  
External Area: 10sqm



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.