



17 San Simeon Circuit Sapphire Beach, NSW



## Coastal Living Awaits

This stunning 4-bedroom home is nestled in an exclusive and sought after Sapphire Beach estate, just 120 meters from the pristine coastline. Its prime location offers the perfect coastal retreat, with refreshing sea breezes and the soothing sound of the ocean.

Set on a large dual occupancy lot with extensive development potential, this property comes with DA approval and engineered plans for various extensions including a pool, guest retreat, rumpus room and a third garage.

The spacious split-level design boasts 3 meter high ceilings and a stylish kitchen equipped with premium appliances. Each of the four bedrooms include built-in wardrobes, while the master bedroom offers a walk-in wardrobe. A versatile study/activity room adds to the home's functionality.

**Price:** \$1,695,000  
**Council Rates:** \$1,001.50 p/q



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17 San Simeon Cct  
**Sapphire Beach, NSW 2450**



Site Plan



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.



with the relevant DEVELOPMENT CONSENT  
number shown below.  
Development Consent No. 0647/23DA  
Date 7 February 2024

Aerial - DA Approved Extension

