



# Modern Hamptons Beach House

32 Murramarang Road, Bawley Point NSW 2539

For Sale \$1,050,000 - \$1,100,000



4



2



1



607.03 m2



Looking for a Beach House in Beautiful Bawley Point? I think you have found it! All the work is already done on this easy to maintain 4 bedroom, 2 Bathroom, Single garage home.

Nestled down off the street, this freshly renovated bright, open plan home is ready to go! Blackbutt hybrid floors, freshly painted and tastefully decorated with built-in robes. A sun filled living area with a skylight where you can sit back and relax whilst looking out to the trees. In winter enjoy the slow combustion wood heater, come summer the AC will offer a comfortable sleep. New bathrooms, one an ensuite in master bedroom. All sitting on a 607m2 sunny block. The private back yard has an entertaining deck and play equipment for the kids.

Lock up and leave as a holiday home, or come and join this sweet little community as a permanent resident, with the added advantage of being on the bike path, soon to reach Kioloa.

Just 200m to dog friendly Cormorant Beach and 250m to Bawley Beach. Just metres from Luci's ever popular coffee and breakfast hang! Walk up and get breakfast and a coffee to die for!

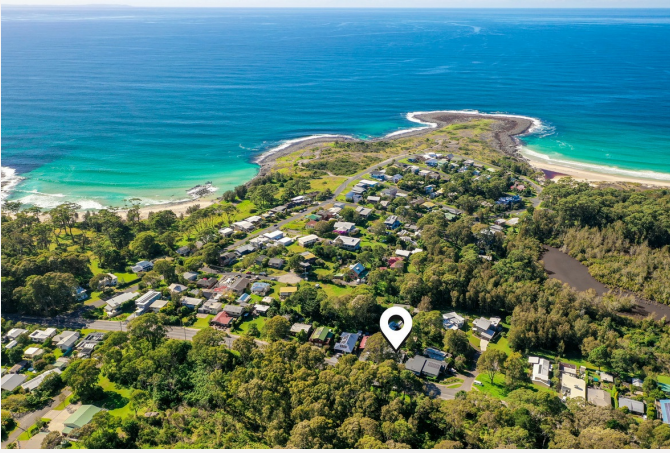
I am local and happy to organise an inspection at any time. Please call me on 0417 276 793. I am available 24/7.

Contact:

Jo Humphries

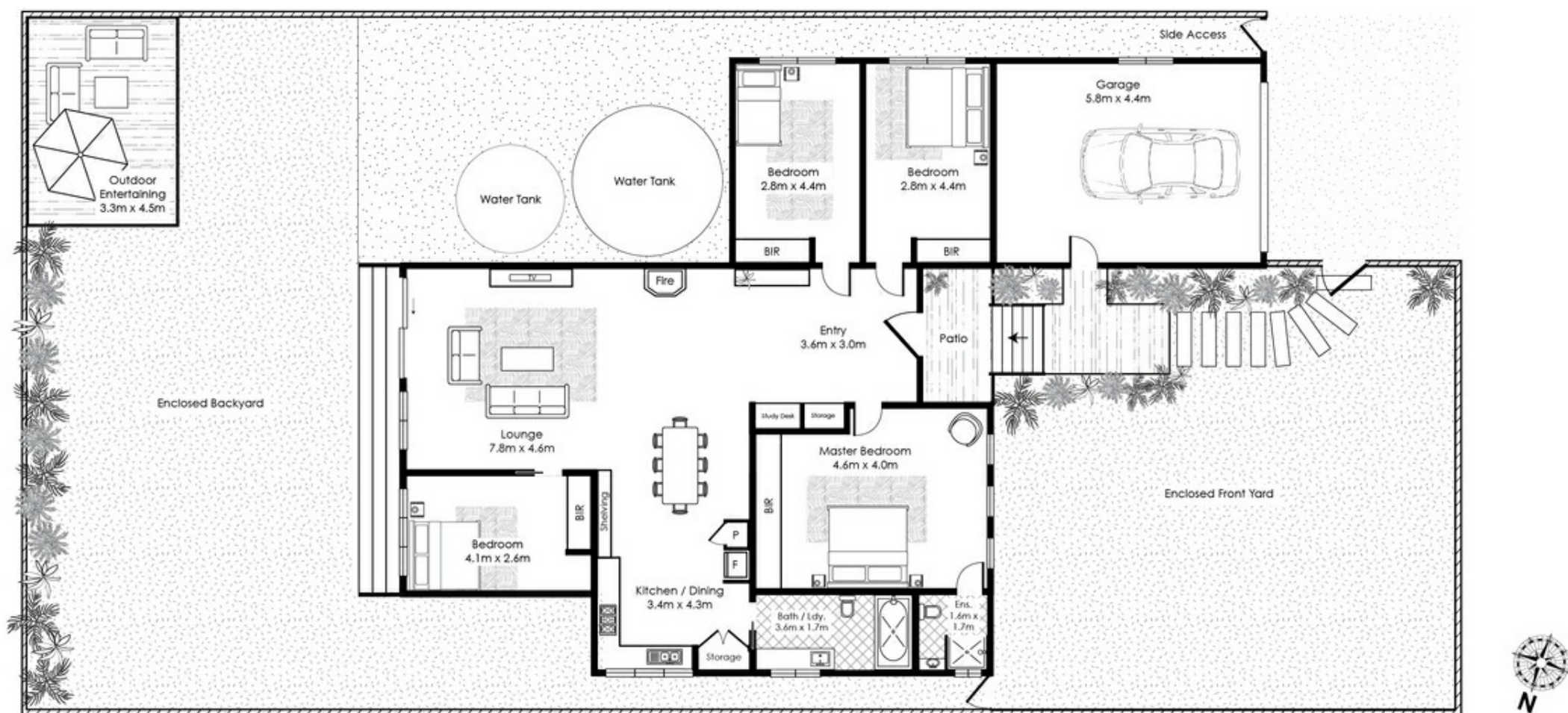
0417 276 793

jo@bellacoastalproperty.com.au



Disclaimer: All information including but not limited to the property area, floor size, price, address is provided to Bella by third parties.





Disclaimer: Whilst the utmost care has been taken to document the measurements of the property, all dimensions are estimates only, and should not be relied upon for accuracy. All parties should make and rely upon their own enquiries for accuracy.



## Modern Hamptons Beach House

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### Features Include:

- Built In Robes
- Close to Cafe's
- Deck
- Dishwasher
- Ensuite
- Established Gardens
- Fireplace
- Fully Fenced
- Holiday Home
- Outdoor Entertaining
- Reverse Cycle Aircon
- Walk to Beach
- Water Tank

**4** **2** **1** **607.03 m2**

Council Rates: **\$4,050.31 p.a.**

Water rates:

Body Corp: (If applicable)



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