



## 49 Coastal Ct, Dalmeny



Close to Beach - Large block – Loads of Garaging/Storage for all the Toys.

“Lana” - A lovely neat and tidy 3 bedroom brick home with two bathrooms and open plan living.

Situated on a huge private 1350 m2 block with wonderful bush views. Glimpses of the ocean and only a few minutes’ walk to either Yabbara or Duesburys Beach, bus stops and the Narooma to Dalmeny bike/walking path.

The kitchen has a breakfast bar, pull out pantries, lots of bench space, dishwasher and provides a functional place where any cook would be happy. The home has open plan dining and lounge room with sliding doors opening onto the covered deck. Entertain inside around the bar or venture outside, to listen to the waves and all the bird life while you enjoy the view of the surrounding bushland and beach. There are nice, grassed areas for the kids and pets with lovely gardens displaying colour all year round.

All 3 bedrooms are light filled and spacious, two have built in robes and the main bedroom also has an ensuite. The main large bathroom has a huge soaker bath to relax in after enjoying some waves at the beach.

Under the house is a double garage plus workspace or rumpus area. Down the bitumen drive to the rear of the block is an extra-large double garage that could accommodate another 4 vehicles. There is also ample off-street parking for either guests or additional vehicles including caravans, boats etc.

A lovely property overall with so much to offer both inside and out in a great location with easy access to beaches, bush and cycle/walking path.

Call Dee today 0421 748 610 to book your inspection so you don’t miss out on this one.

Features:

🛏 3 🗺 2 🚗 4 📏 1,350 m<sup>2</sup>

<b>Price</b>	SOLD for \$825,000
<b>Property Type</b>	Residential
<b>Property ID</b>	435
<b>Land Area</b>	1,350 m <sup>2</sup>

### Agent Details

Dee Cramb - 0421 748 610

### Office Details

Clearwater Real Estate - Narooma  
02 4476 4449



- 3 bedrooms, 2 bathrooms
- 2 car garaging plus workshop or rumpus area under the house with electric roller doors and a huge separate Colourbond garage down the back
- Large block 1350 m2
- Reverse cycle air conditioner and gas point in living area
- Dishwasher and pull-out pantries
- Huge soaker bath
- Roller shutters on windows
- Security system
- Ducted vacuum system
- Chook pen
- Beautiful gardens that will give you colour all year round
- Bush and ocean views
- Walking distance to two beaches, bus stops and the bike/walking path
- Inside bar including bar fridge
- Covered deck

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