



## Unit 2, 145 Wagonga St, Narooma

clearwater  
REAL ESTATE



### Great Location and Easy Living @ Narooma

"Sheridan Court" - positioned in the centre of town is this lovely, renovated second floor unit. It is well presented with modern features throughout. Perfectly suited for those who desire a low maintenance and idyllic coastal lifestyle. Close to all amenities in the stunning South Coast town of Narooma and might be ideal for those looking for an astute investment, a home to downsize into, or first home buyers looking to get into the market.

The unit offers two generous bedrooms, the main with a large walk-through wardrobe and ensuite and the second has built in robes and a view of the ocean.

From the open plan living and kitchen you'll find glimpses of the ocean with the balcony also capturing the ocean views making it the perfect place to enjoy your morning coffee or afternoon drink. Large kitchen with an extensive number of cupboards and bench space, pullout pantry and a dishwasher making it a great kitchen for those who love to cook. Good size modern central bathroom and a separate laundry with a built-in dryer. Reverse cycle air conditioning and fans in bedrooms and the living room plus all the windows are tinted and have block out blinds.

The unit is in a small complex of 14 and has a lovely salt water inground pool for you and your visitors to enjoy.

The two car parking spaces are on the ground floor with automated electric roller doors and a storage space perfect for storing your fishing gear or kayaks.

Fantastic central location in the middle of town and short walk to all amenities and the Surf Beach and the pristine Narooma Golf Course.

Phone Dee Cramb on 0421 748 610 to arrange an inspection.

2 Beds 2 Bathrooms 2 Car Spaces

**Price** \$549,000  
**Property Type** Residential  
**Property ID** 612

**Inspection Times**  
 Sun 23 Feb, 10:00 AM - 10:30 AM

**Agent Details**  
 Dee Cramb - 0421 748 610

**Office Details**  
 Clearwater Real Estate - Moruya  
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