



## The Perfect Location with Direct Beach Access!

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What more could you dream for than this delightful 2-level, 3 bedroom, 2 bathroom townhouse, positioned at the end of a quiet cul-de-sac which leads directly to Moorhead Beach! This property presents idyllic living with its direct beach access, ocean views and a convenient address with café, restaurants, corner store, hairdressers and day spa all less than 5 minutes' walk from your front door. To complete this perfect package is a large lock up single garage with internal entry accompanied by visiting parking and extra space to park your boat or caravan.

The property is set in the small well looked after complex of four "Breakwater" strata townhouses and offers a tranquil coastal lifestyle. The property is not just in a fantastic beach location but is also highlighted by a large deck with magnificent beach and ocean views just beckoning you to relax and enjoy the south coast at its best. This property makes for a terrific opportunity not only for the owner-occupier but for those looking for a holiday property and investors alike.

The upstairs open plan living space and large kitchen have been designed to capitalise on the panoramic views with full glass wall and sliding doors onto the deck giving you uninterrupted views to the ocean, northeast to Montague Island and southeast to Bermagui and its harbour. The main bedroom with built-in robes and 2nd full bathroom with a combined laundry is also here on the top floor. Downstairs you will find two large bedrooms (one which opens with sliding door to the paved entertaining area) with both rooms showcasing the stunning ocean views. On this level you will also find the main bathroom and separate large laundry that could be converted into to a home office or study.

### Features

. Uninterrupted ocean views that can't been built out

3 2

**Price**

By Negotiation

**Property Type**

Residential

**Property ID**

637

### Inspection Times

Sat 06 Jul, 1:30 PM - 2:00 PM

### Agent Details

Dee Cramb - 0421 748 610

### Office Details

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- . 3 bedrooms, 2 with built in robes, bedroom 2 with sliding doors to paved area
- . 2 bathrooms and 2 laundries
- . Open plan living/dining/kitchen with an extensive amount of full-length windows and sliding doors accessing the timber deck
- . Large single garage with internal access
- . Fans and air conditioner in living areas
- . Rear covered paved area on the ground floor
- . Timber upstairs deck with stairs to the backyard area
- . Solar Hotwater
- . Extra storage under stairs
- . Dishwasher

Located only a short walk or minutes' drive to the main street of Bermagui with its lovely small shopping district as well as the famous "Blue Pool". You will also find Bermagui Harbour, lagoon, many more stunning beaches, swimming havens and popular fishing spots all which make this property situated in a highly desirable location.

This one is a must to inspect to really appreciate what is on offer, contact Dee Cramb on 0421 748 610 today to make it happen.

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