



## Brick Home Backing Onto A Reserve - DALMENY

"Aurora" - Peace, Tranquillity and abundant wildlife - Set on a large block (1641m2) of land with a bushland reserve at the rear, is this Tri-Level home with Four Bedrooms, Three Bathrooms, Two Lounge Rooms with space for the family or visitors.

Entry Level: Formal lounge, open plan dining/family room, kitchen and doors leading onto the spacious deck with bushland views.

Middle Level: Three spacious bedrooms, main bathroom, separate toilet, ensuite and built in robes to the master bedroom.

Ground Level: Fourth bedroom or Sunroom, lounge or home office with kitchenette, laundry with shower and toilet. The ground floor has its own entry which is ideal for a teenage retreat or elderly parents. This area opens out onto a paved BBQ area for alfresco entertaining. Subject to Eurobodalla Shire Council approval, the ground level maybe ideal for an AirBnB place to stay and relax. Visitors would love the serenity.

Garage: A very large garage measuring 9 metres by 7 metres, two roller doors, workshop space and a solid concrete floor.

Gardens: The easy care gardens attract a lot of colourful native birds. It is very relaxing to sit on the verandah and look out over the bushland reserve and listen to the birds. King parrots, Crimson Rosella's and Lorikeets are common visitors to this area.

Location: There is a track, approximately 300 metres, that leads to the cycle way, Yabbarra Beach and the pet friendly Duesbury Beach.

Overall: This home is in very good condition and has been maintained by the current owners. The home would be ideal for those who want to live in a quiet location yet be close to all local amenities. The layout of the ground floor is ideal for an extended family member, teenage retreat or as a "getaway" place for mum and/or dad.

4 Bedrooms 3 Bathrooms 2 Car Spaces 1,641 m2

<b>Price</b>	SOLD for \$468,000
<b>Property Type</b>	Residential
<b>Property ID</b>	153
<b>Land Area</b>	1,641 m2

### Agent Details

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