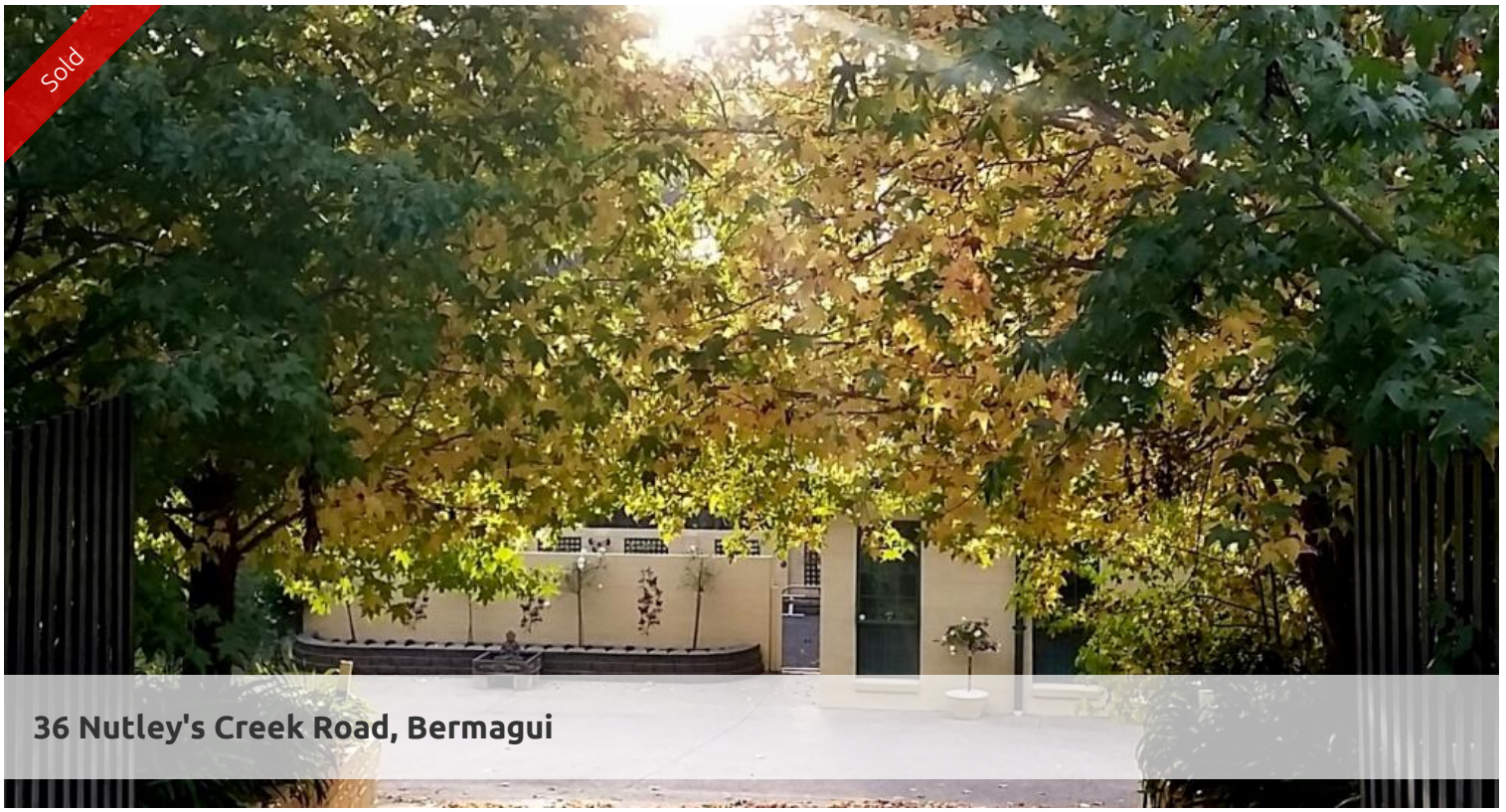


# 36 Nutley's Creek Road, Bermagui

## Motivated Vendor - Acres In Town - Large Home

"Fair Winds" - Modern single level home with some extras to please those who love to entertain. Situated on 2.2 acres and only a short distance from the main street of Bermagui is this spacious four bedroom, two bathroom home with formal dining, lounge and a very special alfresco area.

Features Include: Formal entry with cloak room or office, modern kitchen with new appliances, formal dining room, central bathroom with toilet, shower & bath, 3 good sized bedrooms with built in robes plus a master bedroom with walk in robe and ensuite. Three double door linen cupboards down the hall give you a huge amount of storage space. There is also ceramic floor tiles throughout the home with timber floors in the bedrooms. The separate laundry is a good size with plenty of under bench storage.

The home has been designed with wide hallways and doorways for easy wheel chair access. A well planned walled Mediterranean Styled alfresco entertaining area is ideal for your family gatherings. A rear patio looks over the grassy yard and has river glimpses through the native trees.

A large double door shed (6m x 9m) has plenty of space for parking a car or boat with a carport as well.

The yard and garden have been planned to be low maintenance with deciduous trees that give you good shade though summer and allowing plenty of sunlight in winter. The property is fully fenced.

Only a few minutes drive to some of the most beautiful beaches in the area.

Currently Rented to very good tenants @ $385 per week.

4 2 3 2.20ac

| | |
|---|---|
| **Price** | SOLD for $685,000 |
| **Property Type** | Residential |
| **Property ID** | 127 |
| **Land Area** | 2.20 ac |

### Agent Details

Sam Sheather - 0478 004 088

### Office Details

Clearwater Real Estate - Narooma
02 4476 4449

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