

Sold



197 Princes Highway, Bodalla



clearwater  
REAL ESTATE



### A Big Bodalla Beauty

"Evangeline" - A former B&B, this big and beautiful home on the edge of Bodalla is set back from the road among 1.5 acres of private, park-like grounds. 5 bedrooms in total, three with en suites and a well-appointed main bathroom.

A 5m x 5.5m kitchen with a walk-in-pantry and island bench is the main hub of the home as it adjoins the dining/sitting room and leads out into the courtyard garden.

Three bedrooms in the main section of the residence, the master with an ensuite and all with built-ins.

Separated by the central living areas is the spacious, integrated guest accommodation with ensuite. Additional accommodation plus ensuite is provided with exterior access.

A double garage and single carport are detached from the house, and catch the rain water for the gardens and greenhouses.

Bodalla is home to the historic All Saints church, The Dairy Shed, and a selection of curiosity shops. A short drive west takes you towards the old gold mining township of Nerrigundah, or travelling east will lead you to the glorious beaches at Potato Point.

Whether housing a large or extended family or looking to create a B&B style business (stca), this property is certainly worth an inspection and is sure to impress.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

5 bedrooms, 4 bathrooms, 3 carports, 6,342m<sup>2</sup>

<b>Price</b>	SOLD for \$550,000
<b>Property Type</b>	Residential
<b>Property ID</b>	162
<b>Land Area</b>	6,342 m <sup>2</sup>

#### Agent Details

Sam Sheather - 0478 004 088

#### Office Details

Clearwater Real Estate - Narooma  
02 4476 4449

