



73 Ocean View Dr, Bermagui

clearwater REAL ESTATE

As bright as a future!



Golf Course & Picturesque Water Views - Bermagui

"Leianna" - With amazing views of the Bermagui Golf course and of the large pond at the rear of the property, this immaculate home has a lot to offer.

The Home: Quality construction, open plan kitchen, dining and lounge opening onto the covered veranda with views down the fourth fairway of the Bermagui Golf Course. There is a spacious laundry with a ramp to the north facing clothes line. Two very good-sized bedrooms, both with built in robes and a central bathroom. The master suite is large and has a huge walk in robe, office area (or second walk in robe), modern ensuite and access to the spacious balcony which is ideal for your morning cuppa or entertaining guests.

The Lodge: Artist studio or guest accommodation with its own shower/toilet and lounge area. A well planned covered outdoor entertainment area has a large table, built in bbq and superb views overlooking the reserve and the pond at the rear of the property. The bird life on the pond are amazing and of an evening you can often see the fish touching the surface of the water.

Parking: A large single lock up garage with remote door is located under the house with extra parking for a golf cart. The driveway is fully concreted with space for boat parking and extra car parking as well.

Storage: Under the house is well ventilated and there is a huge amount of storage space.

Yard and Garden: Landscaped easy care colourful gardens with fruit and citrus trees. There is space for a large vegetable garden.

Potential: Subject To Council Approval, this 1408 m2 property may have sub division potential.

Overall: Top quality finishes, the home and gardens have been kept in immaculate condition which is a credit to the current owners. This is a beautiful home with huge

4 bedrooms 3 bathrooms 1 car garage 1,408 m2

Price SOLD for \$695,000
Property Type Residential
Property ID 197
Land Area 1,408 m2

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potential. The current owners are downsizing and it is time to sell.

Location: Metres from the Bermagui Golf Course, three minutes' drive to the main shopping area, or a 1.2 klm golf buggy ride to the club house via the cart paths.

Approximately 3 klms to the Bermagui River and boat ramp for those who enjoy fishing. A school bus picks up in the Bermagui Heights Estate.

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