



**9 Riverview Rd, North Narooma**



## Wake Up To Stunning Ocean Views & The Tranquility Of The Bush

"Latitia" - This beautifully presented light filled 2 bedroom home has a self-contained studio downstairs and overlooks the Wagonga inlet and the ocean. This home could be your little private piece of paradise, the 980 m2 block has crown land beside it which gives you privacy and the feeling of more space. Only a few minutes walk down the road to put your kayak into the water and walking distance over the Narooma bridge into town. For those seeking other activities, head into town as there is plenty to do, such as visiting the indoor swimming pool, clubs, gyms, cafes, yoga studios, sports field and many variety shops. Narooma is well known for its golf course with amazing views, cinema, stunning beaches, great fishing, fresh fish and chips and so much more. For those more active, take a leisurely walk in the other directly onto the Narooma to Dalmeny boardwalk, which takes you past numerous stunning beaches, boat ramps, netted Bar Beach, keep walking and you come into Kianga and Dalmeny.

Upstairs: There are 2 bedrooms, renovated kitchen which is open plan to the dinning/lounge room, a large separate sunroom and bathroom with a full-sized bathtub. Upstairs living spaces are light filled, private and display stunning water views of the inlet on both sides of the Narooma bridge and the ocean beyond.

Downstairs: stylish self-contained one-bedroom flat offering kitchenette/laundry/stunning new bathroom and a combined living and bedroom space. Opportunity to rent it out separately to help pay the mortgage, run a B&B, use it as an artist studio or just have it for when the extended family come to visit.

Outside: There is a double carport plus lots of space off the road to park a caravan, boat and trailer. The easy care landscaped gardens features some fruit trees and raised covered vegetable gardens.

All this and more nestled in the spectacular South Coast of NSW, don't miss out call Dee today.

3 bedrooms, 2 bathrooms, 2 carports, 980 m2

**Price** SOLD for \$718,000  
**Property Type** Residential  
**Property ID** 431  
**Land Area** 980 m2

### Agent Details

Dee Cramb - 0421 748 610  
 Sam Sheather - 0478 004 088

### Office Details

Clearwater Real Estate - Narooma  
 02 4476 4449



- Self-contained granny flat,
- Wood fire heater & split system A/C,
- enclosed veggie gardens,
- 980 m2 block,
- Renovated double brick home,
- Concert ceiling between the floors, creating a good noise barrier,
- Double carport with partially covered sidewalls,
- Garden shed, easy care landscaped gardens,
- Kayak/stand up paddle board/surfboard storage container,
- Stunning views of the Wagonga Inlet and the ocean,
- Private and quiet location.

Contact Dee on 0421 748 610 for a private inspection.

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