



**12 Burrawang St, Narooma**



**Classic Beach House - 100 Metres To Waters Edge**

"Driftwood" - SOLD - A lifestyle property that most people only dream of. From your new home it is only 100 metres to the clear blue waters of Wagonga Inlet where you can easily launch your Kayak, go for a swim or just enjoy walking along the sand flats at low tide. After a relaxed day paddling around the scenic Inlet, gather with family and friends in the landscaped backyard, indulge on fresh oysters from the nearby waters and share stories of your adventures in the beautiful coastal town of Narooma.

Perfectly located on 'The Flat', this home is on a level block and offers two carpeted bedrooms, modern tiled bathroom with a disabled accessible shower, polished timber floors, modern kitchen with ample bench space and a large walk-in-pantry. Large windows flood the open plan living room making it warm and inviting. A combustion wood heater will keep you snug and cosy on those cool winter days/nights. The large garage will safely store your bikes, surfboards, fishing gear, golf clubs and all your other leisure toys.

Shops, restaurants, cafes, supermarkets, doctors, dentists, Library, Community Health Centre, highly rated Golf Course, Cinema, Clubs, boat ramps and beaches are all within 2km of your front doorstep, most are an easy flat walk, literally just around the corner.

This property is zoned as R3 Medium Density Residential and with plenty of space on the block, there is potential for expansion or future development (STCA). The area is serviced by two Regional Airports (Moruya & Merimbula) and Canberra and Sydney are a mere 3 and 5 hours drive away, respectively.

Currently Tenanted with a long lease in place. Inspections are by appointment only - Phone Dee Cramb on 0421 748 610. Covid Safe Rules Do Apply.

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**Price** SOLD for \$865,000  
**Property Type** Residential  
**Property ID** 450  
**Land Area** 747 m2

**Agent Details**  
 Sam Sheather - 0478 004 088

**Office Details**  
 Clearwater Real Estate - Narooma  
 02 4476 4449



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