

93 Trafalgar Rd, Tuross Head







Sparkling Waterscape @ Tuross Head

4 2 2 803m2

With the water's edge only a few meters from your deck, the water views don't get much better than this! Nestled on the shoreline of the beautiful Tuross River and with a café/restaurant right in front, this modern 4-bedroom single level home overlooking the estuary has the pick of locations in this seaside town.

Rarely does a property become available to buy in this area, favored for its picturesque location so close to the water's edge, Boatshed cafe and Pickled Octopus Restaurant. The boat ramp is less than 2 minutes' walk away and Lavender Bay with it's protected sandy beach is just around the corner. Tuross Head is renowned for its estuary and ocean fishing, and hosting the annual Flathead and Bream competition on what is labelled a NSW designated "trophy flathead" fishery. Tuross Golf Club with one of the most scenic golf courses on the coast, local shops, hidden surfing treasures "Pinacles" and "Stoneys", as well as all year-round off leash Coila beach are all less than 5 minutes' drive away.

The open plan kitchen and living area have been designed to encapsulate the vast water and mountain views, which opens with multiple sliding doors onto the timber deck doubling your living space choices. Grab a drink and sit on the deck or wander down to the water and watch the pink and orange sunsets dance over the river. With a large free standing 900 gas cook top & electric oven, beautiful light sand and white coloured cabinetry, and a massive walk-in pantry and prepping area, you may prefer to stay home and cook up a storm or dining out at one of the eateries just in front. The house build was completed in 2018 and positioned to make the most of the views and cool breeze.

Four large sized bedrooms with the main having an ensuite, walk-in robe and stunning views opening onto the deck, giving the owners of the house their own little retreat. All other bedrooms have built in robes, and all have ducted heating and cooling ceiling vents. Plus, the bonus of single level living, easier to care for landscaped gardens and

Price	$1,850,000
Property Type	Residential
Property ID	672
Land Area	803 m2

Agent Details

Sam Sheather - 0478 004 088

Office Details

Clearwater Real Estate - Moruya
Unit 1 60-62 Queen St Moruya, NSW, 2537 Australia
02 4474 3290

clearwater REAL ESTATE SALES • RENTALS
02 4474 3290 • clearwaterrealestate.com.au
A bright new future!

room to park the boat or caravan making it the perfect home for all stages of life.

Currently tenanted at $900.00 per week however the property can be sold as vacant possession. Previously utilised for holiday accommodation at $800 a night; the options are endless with what you do with this unique property.

Features include:

. Solar HWS

. Master Bedroom with ensuite and WIR

. Ducted Heating/Cooling in all room ceilings

. Double Garage with internal access

. LED downlights

. Alarm

. Open plan tiled living

. Carpeted Bedrooms

. No steps!

. Option for WIWO

Tuross Head is famous for its fishing, kayaking and swimming. Located less than 15 minutes to Moruya, 40 minutes to Batemans Bay and aprox 2.5 hours' drive to Canberra. Don't delay, contact Sam Sheather to arrange your private inspection on 0478 004 088.

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.