







Amazing Price! Amazing Property @ Bodalla!

5 3 1.29ha

Discover the charm of country living with this spacious home with flexible living spaces! Offering character, comfort and versatility this north facing home is bathed in sunlight and is ideal for buyers seeking a relaxed Bodalla lifestyle with room to spread out. With multiple bedrooms, inviting living areas and a large enclosed rear patio, this property offers plenty of space to enjoy both indoor and outdoor living. Enjoy your morning coffee from the front veranda while taking in the beautiful outlook, then relax by the cosy fireplace during the cooler months or stay comfortable year-round with air conditioning and established gardens ready for a keen gardener to make their own.

Property Features

- 1.29 HA
- Cosy fireplace for cooler months
- Air conditioning for year-round comfort
- Spiral staircase leading to an additional upstairs bedroom/office space
- Second toilet upstairs
- Large, enclosed patio at the rear, ideal for relaxing or entertaining
- Town water supply
- Septic
- Bin collection service
- Solar panels

Price	$960,000
Property Type	Residential
Property ID	741
Land Area	1.29 ha

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!

Additional Separate One-Bedroom Unit

Additional Separate One-Bedroom Unit

A standout feature of this property is the adjoining, refitted one-bedroom unit. Bright and welcoming, the unit has its own separate entrance at the side of the property and separate parking, offering additional flexibility for extended family, guests, independent living or potential rental accommodation. This separate space offers endless possibilities.

A Versatile Country Property

Whether you are looking for a country retreat, a comfortable permanent home or a property with additional accommodation options, this home offers an appealing combination of space, convenience and flexibility.

Ideally positioned 3 minutes drive from Bodalla Township, 10 minutes to stunning beaches and less than 30 minutes from both Moruya CBD and Narooma, famous for its exceptional fishing and whale-watching experiences and new dining venues, this property offers the perfect balance of space, serenity and coastal convenience.

A rare opportunity to secure acreage living with modern comforts and outstanding flexibility.

Contact **Sam Sheather at Clearwater Real Estate** on 0478 004 088 today to arrange an inspection and discover the possibilities at 249 Bodalla Park Drive

Please note: main residence is currently tenanted on a periodic lease for $650.00 per week. Minimum notice periods will apply for inspections. Property is being sold with vacant possession.

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.