

**1 Surf Tide Avenue, Bawley Point, NSW 2539**

**Bella**

**House For Sale**

Wednesday, 20 December 2023

1 Surf Tide Avenue, Bawley Point, NSW 2539

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 765 m2**

**Type: House**



Jo Humphries

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## By Negotiation

Just steps to one of the most glorious white sand Beaches on the South Coast. Gannet Beach is Well known as the kid friendly beach in Bawley! This 4 bedroom, 1 bathroom home has been renovated in a happy Hampton's style with a wrap around deck suitable in all weather. New kitchen, including a dishwasher and island bench with new cabinetry and bathroom also updated! 3 bedrooms feature built ins, newly polished wooden floorboards and a wood fire inside for those cooler nights, plus an outdoor fire pit - all on a sweet generous 769 sqmtr corner block. Two giant gums greet you cheerfully on arrival, continue onto the wrap around verandah of this special one-of-a-kind abode in Bawley just a 150m away from the white sands of Gannet Beach. Perfect for Airbnb or alternatively as your escape from life, holiday home. Only a 5 minute drive to Three reputable restaurants Jackson Ranch, Willinga Park, Merry Street Restaurant, Lucis cafe and Bawley shopping centre. 30mins to Ulladulla, 35 mins to Batemans Bay. 2.5hrs to Canberra airport and 3.5hrs to Sydney CBD Please come on down to this perfect coastal village! Bawley Point is a quaint, seaside hideaway! No major, development planned, hence it will always be this perfect pocket. Surrounded by National Park and coastline, it is a protected special area. I am available 24/7 to guide you through the purchase of this property and have all the local Tradies at my fingertips to offer assistance if required. Please call on 0417 276 793 to arrange a private inspection or join me at my Open Home. I look forward to meeting you and sharing my love for this area. Disclaimer: Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on behalf our behalf, whether orally or in writing. No entity or person guarantees the performance of the property. The information is general information only and any examples given are for illustrative purposes. The information does not take into account your individual objectives, financial situation or needs. We recommend that you obtain financial, legal and taxation advice before making any decision. Any price is not a valuation and should not be relied on or treated as such. Prices, if indicated, have been estimated based on recent market evidence in the locality for comparable properties, to the extent available.