

**10 Terragong Avenue, Bawley Point, NSW 2539**



**Sold House**

Monday, 25 September 2023

10 Terragong Avenue, Bawley Point, NSW 2539

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 771 m2**

**Type: House**



Craig Cooper

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## Contact agent

Wake to the soothing sound of the ocean and native birdsong, from this lovingly maintained 3 bedroom cottage, before taking the 150 metre track to Cormorant Beach to walk the dog, or take a morning dip. Surfers will love the proximity of Guillotines Surf Break. Situated on a level 770 m<sup>2</sup> block in the unique coastal village of Bawley Point, this light filled home has so much to offer: renovated kitchen, sunny north facing conservatory style sunroom, screened al fresco terrace overlooking the reserve, easy care hybrid floating floor, cosy wood fire and air conditioning. The lush gardens with established trees and leafy reserve aspect are a central focus from indoors and out, providing as oasis for nature lovers. There is plenty of parking with a three sided carport, high clearance carport for the van plus driveway to garage at the rear. The garden has two covered outdoor areas, plus a barbecue, a rocket stove to boil water for a cuppa, and an outdoor shower. There is so much to love in this unique coastal location surrounded by beaches and national parks. Watch the whales frolic during their migratory journeys, enjoy fishing, surfing, walking and cycling. Pick some berries from nearby farms and visit the local winery. Local Bawley Point shops provide the essentials, with nearby CBDs of Ulladulla and Batemans Bay for everything else. We love: Leafy views Cormorant Beach - 24/7 dog off leash Child friendly Gannets Beach Guillotines Surf Break, Approx 35,000 litre capacity Rain water tanks Plenty of parking for cars, van and boat New Aircon