

# 12 Bailey Place, Tura Beach, NSW 2548

DWYER  
PROPERTIES

## House For Sale

Tuesday, 9 January 2024

12 Bailey Place, Tura Beach, NSW 2548

Bedrooms: 6

Bathrooms: 3

Parkings: 1

Area: 789 m<sup>2</sup>

Type: House



Hayden Ferencz  
0487001525

## Expressions of Interest

Imagine stepping into a spacious, north facing home, adorned with 6 cosy bedrooms and 3 bathrooms, designed to offer comfort and tranquillity. As you enter this beautiful abode, you are greeted by expansive windows offering breathtaking vistas of the ocean, blending seamlessly with the serenity of nature. Upstairs, the open plan living area boasts the warmth of Queensland spotted gum floors that complement the intricately designed dining room and kitchen, which create an inviting space to entertain guests or savour meals, while being captivated by the ever-changing beauty of the sea. The north-facing deck, stretching the length of the home, provides an ideal spot to bask in the sun for yoga, relaxation or just relish the panoramic ocean views. To ensure comfort year-round, double-glazed windows shield against the elements. When the winter chill sets in, the crackling wood fireplace becomes the heart of the home, casting a cosy warmth that invites gatherings and quiet moments alike. On this level, four bedrooms overlook the majestic ocean and nature reserve, complete with renovated bathrooms and laundry. Downstairs unveils a second open plan living - dining area with new kitchen, two spacious bedrooms with built in wardrobes, and an additional bathroom and toilet. This space offers splendid garden views, perfect as a retreat for guests, a private haven for a growing family, or a passive income earner as a holiday rental. Additional features of the ground level include the large garage and office / studio, which can be independently accessed via internal stairs. In the backyard, picture gardens flourishing with the bounty of nature - a treasure trove boasting lush fruit trees such as fig, apple, nectarine and citrus, which create a serene backdrop for an ample grassy expanse for the family's playful adventures. This gem, nestled at the top of a cul-de-sac, exudes great appeal, adjacent to a nature reserve, extending the playground for your family's explorations. Only 750 metres to the sands of Tura Beach, close to Tura Beach shops and only an 8-minute drive to Merimbula. This home effortlessly blends the magnificence of nature with the comfort of modern living.\*Images Virtually Staged