

**13-15 Narira Street, Bermagui, NSW 2546**



**Sold House**

Monday, 27 May 2024

13-15 Narira Street, Bermagui, NSW 2546

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 2035 m2**

**Type: House**



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**\$1,690,000**

Many desirable elements combine to give this home and the surrounding gardens, a gracious and distinctly spacious and comfortable feel. A high front fence ensures privacy for this large 2 storey residence, set amidst expansive, attractively landscaped grounds, and with generously sized wrap-around-verandahs on both levels a characterising feature of the home. The 3 bedroom home allows plenty of options for flexibility of use having living area/s, bathroom/s and bedroom/s on every floor. Ground Floor: Comprises entry foyer, large living room, brand new kitchen with quality Smeg appliances and adjoining family area, formal dining area, guest bedroom with direct access to bathroom, and laundry space. All rooms open directly onto different areas of the verandah with a variety of different feels and pleasing outlooks. Upper Floor: The internal stairway opens into an expansive living area, great for entertaining, and with good views and attractive ocean glimpses. There are two bedrooms, the main bedroom with its own "ensuite" access to the (3-way design) main bathroom. All rooms have direct sliding glass door access onto the upstairs verandah, offering a wonderful variety of different views and aspects. The Grounds: This lovely half acre (2,034 m<sup>2</sup>) parcel of land has ample room to allow for the king-sized (approx 140m<sup>2</sup>) detached metal garage, with its easy access from the street. A beautiful environment of well-established shrubs, trees and gardens surrounds the house. With a medium density residential zoning of R3, this large parcel of land offers extra opportunities for future capital appreciation, townhouse development or the possibility to subdivide off an additional block (STCA). An appealing property with a sizable footprint in this great lifestyle location, within a close level walk of the Mooreheads Beach, Bermagui River and local precinct shops, cafe and supermarket.