

# 17 Amaroo Avenue, Barragga Bay, NSW 2546



## House For Sale

Thursday, 16 May 2024

17 Amaroo Avenue, Barragga Bay, NSW 2546

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 6151 m2**

**Type: House**



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**\$2,380,000**

Discover the unique allure of this expansive Barragga Bay holding, less than 5 minutes' walk along a (nearly) secret bush track to secluded, Barragga Bay beach, and with Cuttagee Beach nearby. This well-established 3 bedroom family bathroom and ensuite home sits comfortably at the top of expansive, sunny, north-facing-open-parkland-grounds. The property is being sold as one parcel, comprised of two separate blocks (otherwise individually saleable) totalling 9,850 m<sup>2</sup>. It claims a significant footprint amidst the open, sunny Cuttagee fringe of the iconic Barragga Bay landscape, with its stunning spotted gum forest rising behind, and ocean views to the north. The gracefully aged, colonial-styled brick home still maintains the charm, elegance and quality build from its original construction, with large (colonial-pane) timber picture windows throughout. The floorplan features a formal entry foyer, a kitchen/family-dining room that opens into comfortable living room, designed for relaxation or formal entertaining and with a combustion fire set in a feature brick fireplace. Sliding doors open out from a number of rooms onto a verandah and covered deck, where one can enjoy sunshine year round, views over the parkland grounds, ocean glimpses, and the sea breezes - a subtle reminder of your close proximity to Cuttagee Beach or the secluded Barragga Bay Beach. The house is contained within the boundaries of a 3,642 m<sup>2</sup> size block. The adjoining 6,210 m<sup>2</sup> garden block presents endless possibilities for more elaborate gardens, building expansion, a separate sale, or as a savvy land-banking investment opportunity. Central to the property's landscape is a picturesque dam, enhancing the serene, park-like setting, covered vegetable garden, as well as other structures on the property including a detached brick garage (with toilet and shower), under house storage (with power & plumbing) and garden studio. Held in the same ownership for half a century, this is a rare opportunity to acquire this special holding ; so close to the beach, the Four Winds amphitheatre, the national park, and only 10 minutes' drive from Bermagui.