

**22 Pitman Avenue, Ulladulla, NSW 2539**

**Raine&Horne.**

**Sold House**

Friday, 19 April 2024

22 Pitman Avenue, Ulladulla, NSW 2539

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 769 m2**

**Type: House**



Yvette Tang

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## Contact agent

This two-storey double brick home is an easy walk to the beach. Located on the highly desired Eastern side of Ulladulla and positioned to capture the blue waters of Racecourse Beach. Designed with family in mind, this home is filled with natural light and airy spaces. The easy flow from the lounge room to the formal dining area creates an ideal setting for hosting gatherings with friends and family. Step out to the enviable North-facing backyard, complete with an expansive paved area ideal for summer afternoon BBQ's. In addition to the double garage, there is also a very large workshop, offering ample space for storing your fishing gears, surfboards, or you can transform it into an office/studio space. For those craving for an easy-maintenance garden, the beautifully landscaped rear garden requires minimal upkeep, making it a perfect holiday retreat. With its prime location within walking distance to the beach, a short 10 mins drive to nearby award-winning restaurants in Mollymook and vibrant cafes and shopping strips in Milton. Picture the joy of watching your children ride their bikes down the street, knowing that the surf is just moments away. If you've been searching for a quality solid brick family home within approx. 400m to the water, this property is well worth your time to inspect. \*

- \* Ducted air con throughout the living, dining, and kitchen areas.
- \* Split system air cons in all 3 bedrooms for personalized comfort.
- \* Convenient two-way bathroom upstairs with spa bath, shower and separate toilet.
- \* 2nd bathroom conveniently located downstairs.
- \* Versatile rumpus room/second living area/fourth bedroom downstairs, offering flexibility for your lifestyle needs.
- \* Solar power system with 2.5kw
- \* Double garage plus a drive-through carport, providing ample space for cars, boats, or caravans.
- \* Explore the Heathland Reserve's coastal trail, right down the street, where you can encounter diverse wildlife, indulge in birdwatching, and enjoy the seasonal thrill of whale watching.