

**25 Brighton Parade, Culburra Beach, NSW 2540**



**House For Sale**

Friday, 22 December 2023

25 Brighton Parade, Culburra Beach, NSW 2540

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1448 m2**

**Type: House**



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## **Auction - Contact Agent**

Properties with this much potential don't come around often, so don't miss your opportunity to secure a unique waterfront. Located in the heart of Culburra Beach approximately 2.5 hours drive South of Sydney your serene coastal lifestyle awaits. Backing onto Curley's Bay, only a short walk from the beach and 200 metres from cafés and restaurants this location has it all. Renovate, rebuild or redevelop, the choice is yours. Sitting on a large waterfront (1448m<sup>2</sup>) block, the property is DA approved for a stunning architectural designed 4 bedroom 4 bathroom "Lake house" that frames water views of the lake and the distant mountains from every room. This north facing home is composed of two main pavilions which are connected and articulated via a single storey link. The pavilions are offset in plan to provide generous access to natural light, breezes and the gardens front and back. A courtyard provides a liberal outdoor living space for the family to gather. Low water use, native planting is proposed to encourage local bird life. Alternatively, there is scope to renovate the existing original cottage for something more relaxed. Consisting of 3 good sized bedrooms, open planned living/dining/kitchen, rear shed with laundry and second toilet. With some vision and work the cottage could be returned to a quaint weekender. Don't miss the chance to watch spectacular sunsets over the lake from your own piece of paradise. Whether it be a holiday home or permanent residence you are after, a renovation or beautiful new build, this property has it all to offer. Make it your own.