

# 3 Chaucer Place, Ulladulla, NSW 2539



## House For Sale

Wednesday, 6 March 2024

3 Chaucer Place, Ulladulla, NSW 2539

Bedrooms: 7

Bathrooms: 4

Parkings: 4

Area: 788 m<sup>2</sup>

Type: House



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## Price by Negotiation

Boasting beautiful ocean vistas and leafy green views, this expansive brick home is perfectly positioned in a quiet street within walking distance of the Leisure Centre, tennis courts, schools, CBD and picturesque Ulladulla Harbour, with beautiful Mollymook beach just a short 3.5km drive. Enjoy a morning coffee on the north east facing sunroom taking in the ocean views and watching migrating whales. Capturing the sea breeze and ocean views, this is also the perfect viewpoint for watching the Easter & New Year's Eve fireworks on Ulladulla Harbour. Cleverly designed for upstairs and downstairs living, the home could easily accommodate extended families or be split into two separate accommodations. The upper level offers a spacious living/dining area, large kitchen opening to the front balcony plus the fabulous sunroom with harbour and ocean views. There are four bedrooms, two with water views and two bathrooms. The entry level offers a huge office/rumpus/hobby area, open plan kitchen/dining/living area opening to under cover verandah plus three bedrooms, two bathrooms and a laundry. There is plenty of off street parking, a garage and carport as well as a lower level with abundant space for storage, workshop, wine cellar etc. Established low maintenance gardens include fruit trees and vegetable beds. So many options with such a versatile layout and abundance of space, the home is perfect for extended families who will love the quiet location and close proximity to schools, shops and leisure facilities. We love: \* 3.5 Kw Solar with micro inverters \* Air conditioning and fans \* Abundant Storage on a separate lower level \* Established garden with fruit trees and vegetable garden \* Rainwater tank for garden \* Newly installed NBN fibre to the property, for serious Internet access