

**34 The Mall, Culburra Beach, NSW 2540**



**Sold House**

Friday, 1 September 2023

34 The Mall, Culburra Beach, NSW 2540

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 721 m2**

**Type: House**

**\$1,400,000**

Ben Roberts from Integrity Real Estate is pleased to offer 34 The Mall, Culburra Beach to the market for the very first time since being built by the family in 1975. Situated on a large corner block, the solid 2 storey brick and tile home boasts 4 bedrooms, 2 bathrooms and a large double garage, while also having impressive ocean views. This property offers endless potential such as renovating, knock down and rebuild your dream home or maybe a duplex or dual occupancy with a granny flat (subject to council approval) Features include-- 4 good sized bedrooms, 2 boasting water views- open plan family/dining area off the kitchen- huge double garage + workshop with internal access- wrap around balcony with impressive ocean views - roughly a 30m walk and your on the beach- 720+ sqm corner block with great side access- surfing, fishing, swimming and boating at your finger tips- close to proximity to local shops, clubs and boat ramps The property is also positioned in close proximity to the Shoalhaven River, Lake Wollumboola while Curleys Bay is located at the opposite end of the street. Opportunities like this do not come along often and the owners are wanting to listen to the markets feedback on price. Inspections are a must to appreciate the location and potential this property has.