

40 Culgoa Crescent, Pambula Beach, NSW 2549

House For Sale

Wednesday, 29 November 2023



40 Culgoa Crescent, Pambula Beach, NSW 2549

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 721 m2

Type: House



Kim Poso



Amy Molkentin
0409621961

MUST SELL!

This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out.

- Original, retro condition
- Sought-after Pambula Beach location
- Spectacular ocean views

Humble beach cottages hold a special place in the heart of many Australians. Whether it's dreaming about selling up and living a care-free life in a simple home by the beach or, of a relaxed holiday home to create family memories in, this charming Pambula Beach cottage might be exactly what you've been dreaming about. In almost completely original condition, this home is a rare find so close to the beach. The well-built cottage is in sound condition and an ideal candidate for a considered refresh. Let your mind wander as you imagine the difference a coat of white paint, exposed floorboards and some modern fittings and furnishings could bring. Located on the high side of Culgoa Crescent in a very private position, barely visible from the street, the cottage benefits from a north-facing aspect and is flooded with sunlight throughout the day. It has spectacular elevated views out over Pambula Beach, looking north towards Merimbula Bay and with glimpses of Haycock Point to the south. The cottage's location is also an enviable (almost!) flat, less-than-10-minute stroll to the beach. The simple, nostalgic layout entails a light-filled open-plan kitchen/dining/living room with original timber windows looking out onto a sunny, north-facing deck with its stunning views. There's two bedrooms, both with original built-in wardrobes, a bathroom and separate laundry. Another room is accessed externally and, although it's currently used as a workshop/store room, it could also easily be a third bedroom. In the backyard is the added bonus of a separate, self-contained studio/granny flat. This extra space has a bedroom, small studio/home office and its own ensuite. There's a large front yard with plenty of landscaping potential and a private, level backyard with lots of room for an entertaining/barbecue area, an outdoor shower to rinse off after an afternoon swim and/or a practical carport. There's a small garage underneath the house, ideal for storing a tinny, surfboards, kayaks or SUPs to make the most of your time spent in this relaxed beachside location as well as plenty of under house storage. Pambula Beach combines the very best of relaxed coastal living in a safe, quiet community with the conveniences and attractions of the larger Sapphire Coast area. Pambula Beach is just five minutes' drive from Pambula village with its primary school, childcares, cafes, shops and services and 10 minutes' drive to the larger resort town of Merimbula and its airport with daily flights to Sydney and Melbourne. Pambula beach is a highly-sought after, tightly-held enclave with direct access to some of the most pristine beaches and waterways on the NSW coastline, and is one of the highest performing suburbs on this stretch of the far south coast. This cottage is a solid investment in an area with very strong rental demand or as the family holiday home or forever home you've been dreaming of. They don't make them like this anymore!