

**40 Highview Drive, Dolphin Point, NSW 2539**



**House For Sale**

Wednesday, 29 May 2024

40 Highview Drive, Dolphin Point, NSW 2539

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Craig Cooper

0434311113

**\$1,495,000**

Settle into the coastal vibe and soak up the ocean views from this fabulous beach house. Just a short stroll to Dolphin Point Beach, the Inlet and lake foreshore, this renovated beach house is perfect as a permanent abode or a home away from home. Enjoying a two storey design, there are 3 bedrooms and two bathrooms downstairs and undercover deck overlooking the yard, with the added convenience of a third toilet upstairs. Wandering upstairs you are greeted by a spacious open plan layout and amazing ocean views enjoyed from kitchen, lounge and dining spilling out to a large deck where you can relax and read a book, sip a coffee or wine, or entertain family and friends. An external staircase provides easy access to slip downstairs to gather eggs for breakfast or pick some vegetables and herbs for dinner. The shady private garden hosts raised garden beds, chicken coop and run and is an ideal playground for kids and pets. The perfect location is enhanced by side parking for the boat or trailer, and a private outdoor shower on the back deck, for rinsing off the sand when you get back from the beach. Walk or cycle to your local bakery & cafes to pick up coffee and breakfast, and then immerse yourself in all of the leisure activities on offer in Dolphin Point and Burrill Lake. We love: 8kw Solar high end 'Solar Edge' inverter Reverse cycle air conditioning and fans Bamboo flooring and carpeted lounge & bedrooms Spotted Gum hardwood decks Office/Study Nook upstairs Under floor heating in bathrooms Private Hot and Cold Outdoor shower Vegetable garden, chicken coup Walk (1.5 m) to shops & cafes 10 minute drive to Ulladulla, 14 minutes to Mollymook