

**44 Eurobodalla Road, Bodalla, NSW 2545**



**Sold House**

Wednesday, 10 April 2024

44 Eurobodalla Road, Bodalla, NSW 2545

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2573 m2**

**Type: House**



Garry Robertson

**\$680,000**

This neat property is well set up for an enjoyable rural lifestyle situated in a quiet location and backing onto rural land. The block is 2573m<sup>2</sup> (over half an acre) , gently sloping up from the road and then down to the rear , with the home located on the "crest" and set well back from the road giving good land both in front and behind the house. The property is on town water and town sewer and has a picturesque lookout over the block to spectacular gums from the sun trap of a front verandah .The home is an older style with polished floorboards and plenty of natural light, and it has been opened up to incorporate the sunroom off the back There are three bedrooms off the hallway , all a good size , and a bathroom (with shower over bath) ,that is absolutely huge and would suit the renovator if you want to put your own stamp on it . Separate toilet with a second toilet in the laundry Timber deck off the back of the house means you can sit and watch the kids play.A bitumen driveway runs from the road entry to the side of the home , and there is a detached double garage with power , plus garden shed , to the rear. The property is fenced with a recycled timber feature fence around the front garden with established trees and shrubs , a fenced off "chook run" behind the garage , and a separately fenced rear paddock with twin "stable" with a water connection available to it. The property is zoned RU5 large lot residential which permits dual occupancy and certain commercial uses. (Owner enquiry with Council has also confirmed the property is suitable for a community title or strata subdivision development subject to DA approval).This delightful property offers opportunity for the "hobby farmer" or self sufficient owner to enjoy an active rural lifestyle close to town and amenities . The property is owner occupied and notice for inspections would be appreciated.