

**45 Village Drive, Ulladulla, NSW 2539**



**Sold House**

Sunday, 4 February 2024

45 Village Drive, Ulladulla, NSW 2539

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 819 m2**

**Type: House**



Kate Wise

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## Contact agent

Rarely do we have the privilege of marketing a home that has been lovingly maintained and beautifully presented by its original owner! This stunning four bedroom home is absolutely immaculate with pops of colour that will brighten your day and warm your heart! From the moment you enter the wide foyer with coffered ceilings you will appreciate the sense of space and natural light that fills the home. The spacious lounge room offers an area for formal dining with views over the front and rear garden with plenty of space for family and friends to relax. Walk through to the kitchen with electric cooktop, oven, grill and dishwasher plus a walk in pantry. Flowing from the kitchen is the casual dining area and family room with sliding doors opening out to the alfresco. Enjoy entertaining under the quality Spanline entertaining area with views over the garden. The Master Retreat is located at the back of the home and offers an ensuite with double sink and separate WC. There is a generous WIR and glass sliding doors provide direct access to a private patio overlooking the garden - the ideal spot to relax with a cuppa and enjoy the sunshine! The other three bedrooms are spacious and include BIR's. Featuring plantation shutters throughout and tiled floors, the home has a lovely coastal feel. With ducted reverse cycle air conditioning plus ceiling fans your comfort will be assured all year round. The main bathroom is 3-way and features a corner bath, shower, vanity and separate WC. Centrally located within 1km of the Ulladulla Leisure Centre and just 2km from Mollymook Beach, 45 Village Drive is perfectly positioned to enjoy the south coast lifestyle. Homes of this calibre and proportions are rare, so be sure to arrange an early inspection. The price guide for this property is Price by Negotiation, allowing you to submit your offer and secure this fantastic opportunity. Contact Kate Wise on 0404 413 866 or Ryan Murphy on 0436 351 362 today.

Features:

- Absolutely immaculate home - original owner
- 4 Bedrooms
- Master Retreat with ensuite
- 2 Bathrooms
- 2 spacious living areas
- Ducted air conditioning
- Spanline outdoor entertaining area
- Private fully landscaped level backyard
- Distant ocean views
- Centrally located to Ulladulla and Mollymook

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