

**4A Bolwarra Avenue, Ulladulla, NSW 2539**

**Raine&Horne.**

**Sold House**

Wednesday, 23 August 2023

4A Bolwarra Avenue, Ulladulla, NSW 2539

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 402 m2**

**Type: House**



Ben Pryde

0244553800

**\$825,000**

Quality, custom built duplex, spacious in design, offering 3 bedrooms, 2 bathrooms and the perfect blend of comfort, convenience and style. This property is a must-see for anyone looking for a modern, low-maintenance home that you can lock up and leave. With an easterly aspect overlooking a picturesque leafy reserve, on a quiet street, you can enjoy a very tranquil feel. Conveniently located a short drive to local shops, cafes and beaches. From the moment you step inside, you'll be impressed by the light-filled living spaces and stylish finishes. The open plan living and dining area with Southern Beech hardwood flooring is the perfect place to relax and unwind. With plenty of room for entertaining guests, the modern kitchen with 40mm Caesarstone countertops features quality appliances, ample storage space, and a breakfast bar for casual dining. The master bedroom comes complete with a walk-in wardrobe and ensuite, the second bedroom also features a walk in robe and a third bedroom comes with a built-in robe, all are generous in size. Modern and stylish, the main bathroom is highlighted by a back-to-wall bath and is tiled to the ceiling. There are two outdoor spaces to chose from, the front tiled verandah or a hardwood rear entertaining deck, ideal for an afternoon BBQ. The property also offers the potential for partial side access for a caravan or boat or maybe a veggie garden and a few fruit trees. Additional features: \* Double garage with internal access\* Reverse cycle air conditioning\* Plantation shutters\* All bedrooms have TV points and roller blinds\* Fully insulated walls and ceilings\* Fully fenced yard\* Rainwater tank\* Torrens title, no strata fees