

# 54 Cabarita Road, Bogangar, NSW 2488

ANGELL  
REAL ESTATE

## House For Sale

Thursday, 15 February 2024

54 Cabarita Road, Bogangar, NSW 2488

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 753 m2**

**Type: House**



Nolan Angell  
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## Expression of Interest

Enjoy your own tranquil oasis in Cabarita Beach Bogangar. Conveniently located near the Idyllic beaches surrounding Norries headland and the Cabarita Beach sports and Bowls club, this 3 bed 2 bath property has an extra special waterfront outlook. Enjoy the birdlife and tranquility from the master bedroom and outdoor entertainment area. With plenty of room for your Caravan or motorhome this is the perfect home to return to from your travels. Featuring a spacious double lock upon garage with storage/workshop area, separate lounge dining area, master bedroom with ensuite and walk-in robe and waterfront views. The thriving village shops, restaurants, supermarket and bars are all within easy reach. The local community hub of the bowls club, bar and restaurant is a short stroll away. One of only a handful of waterfront properties in Cabarita Beach/Bogangar which enjoy a north-east aspect, you will enjoy relaxing afternoons overlooking the water and alfresco breakfasts. The waterway which leads to Cudgen lake is popular for Kayaking and Stand up paddle boarding. Sitting on a generous 753.8m<sup>2</sup> block with options for dual living (STCA), there is plenty of room to add your dream pool (STCA). The true highlight of this property is the outdoor area. Step outside to your own private paradise. The outdoor entertainment area is ideal for summer BBQs and lazy afternoons. There is also secure parking for two cars, ensuring your vehicles are always protected. Plus, with a remote garage and shed, there is no shortage of storage space for all your outdoor toys and equipment. The master bedroom is a true retreat, with a spacious layout and a luxurious ensuite bathroom. You will feel like you are on vacation every day in this private oasis. The other two bedrooms are generously sized and perfect for children or guests, with built-in wardrobes providing plenty of storage space. This amazing property is the epitome of the Aussie dream and is ready for you to move in and make it your own. Whether you are looking for a family home, a peaceful retirement retreat, or a holiday getaway, this house has it all.

**FEATURES-**  
Stunning waterfront outlook- Master bedroom with ensuite, walk-in robe and waterfront outlook- Double lock up garage with storage/workshop area.- Spacious dining area with separate lounge room- Separate laundry- Fully fenced pet friendly yard

**LOCATION-** 800m to Cabarita Beach- 800m to the bustling village shops, cafes and restaurants- 10 minute drive to the New Tweed Valley Hospital, due to open MAY 14th 2024- 23 minutes to Gold Coast International Airport- 40 Minute drive to Byron Bay

Cabarita Beach/ Bogangar has been identified as one of the most sought after beach villages on the Northern NSW coast, with both established and emerging restaurants, bars and boutique shops. The laid back beachside community was voted Australia number 1 beach in 2020. Take advantage of this opportunity to make this home your own, to arrange a private viewing contact NOLAN ANGELL 0419 659 176 All inspections are in NSW time.