

87/11 Payne Street, Narooma, NSW 2546



Sold Villa

Friday, 12 April 2024

87/11 Payne Street, Narooma, NSW 2546

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



Bryan Coughlin
0244762699

\$665,000

Discover the epitome of move-in ready perfection with "Parklands 87," an exceptional free-standing villa nestled in the idyllic coastal town of Narooma on the stunning South Coast of NSW. Tailored for those seeking a relaxed and low-maintenance lifestyle, these quality homes have become highly sought-after by downsizers, retirees, and individuals yearning for tranquility in a safe and central location. Prepare to be captivated by the charm of this delightful villa, boasting a sun-drenched northerly aspect and an array of desirable features. Step inside to find three bedrooms, all complete with built-in robes, ensuring ample storage space for your needs. The open-plan living area exudes warmth with its beautiful carpet floors, while a reverse cycle air conditioner ensures year-round comfort. The well-appointed kitchen delights with its generous bench space, large breakfast bar, electric oven, hot plates, and dishwasher—an inviting space for culinary enthusiasts. This villa goes above and beyond with its convenient offerings. The double garage, with internal access and double auto roller doors, provides secure parking for your vehicles. Outside, a level grassed backyard features a terraced garden and a covered outdoor entertaining area, perfect for hosting gatherings. Say goodbye to tedious lawn maintenance, as the strata take care of the small grassed area at the front, allowing you to embrace a truly low-maintenance lifestyle. Location-wise, this estate couldn't be more ideal. Within a short stroll, you'll find yourself at the Narooma shopping centre, offering a range of amenities such as doctors, a pharmacy, Woolworths, Aldi, hairdressers, cafes, and specialty stores. The pristine Narooma Surf Beach is just a stone's throw away, while golf enthusiasts will appreciate the convenience of driving their golf cart to the picturesque Narooma Golf Course in mere minutes. With Moruya Airport approximately 35 minutes away, Batemans Bay just an hour's drive, and Canberra reachable within two and a half hours, this coastal haven effortlessly combines convenience and escapism. Don't miss your chance to embrace the laid-back coastal lifestyle on offer in our stunning region. Relish in the low-maintenance bliss and immerse yourself in the captivating beauty of Parklands 87. Enquire now and seize the opportunity to call this seaside sanctuary your own. Council rates are approx. \$2,489.83 per annum. Strata levies are approx. \$2,781.64 (\$695.41 per quarter) Estimated Stamp Duty - \$29,918.40* Disclaimer: Whale Coast Realty believe that all information contained herein be true and correct to the best of our ability and in no way misleading, however, all interested parties are advised to carry out their own inquiries and relevant searches independently.*