

**9 Balmoral Road, Burrill Lake, NSW 2539**

**Bella**

**House For Sale**

Thursday, 9 November 2023

9 Balmoral Road, Burrill Lake, NSW 2539

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



Tracey Magnusson

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**\$880,000 - \$900,000**

If your heart is set on the Burrill Lake lifestyle, whether for everyday living or your first family holiday home, this one's for you. Oozing with charm and a coastal vibe this original cottage offers single level living, located just a stones throw to the boat ramp, a short stroll to lake, shops, cafe's, Burrill Lake Lions park and Burrill Beach. With scope to renovate, extend or simply add your own touches this is an opportunity not to be missed. The lakeside lifestyle that Burrill Lake offers is perfect for lovers of fishing, kayaking, paddle boarding and swimming.- Renovated kitchen- High Ceilings- Large lounge room- North facing backyard- Fully fenced yard- Large double garage with workshop/office with room for all the toys- Ample off street parking, boat and caravan storage- Two bathrooms, two toilets- 250m to shops- 250m to lake and boat ramp- 350m to the Lions Park with kids playground, fishing jetty, and bbq area.- Land size: 556m<sup>2</sup> Set in an ideal location for your dream holiday home on the popular South Coast NSW. You are only 5 minutes drive to the heart of Ulladulla with all amenities including schools, restaurants and a variety of beaches including the popular Mollymook Beach and Golf Club. Disclaimer: Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on behalf our behalf, whether orally or in writing. No entity or person guarantees the performance of the property. The information is general information only and any examples given are for illustrative purposes. The information does not take into account your individual objectives, financial situation or needs. We recommend that you obtain financial, legal and taxation advice before making any decision. Any price is not a valuation and should not be relied on or treated as such. Prices, if indicated, have been estimated based on recent market evidence in the locality for comparable properties, to the extent available.