

# 115 The Marina, Culburra Beach, NSW 2540



## House For Sale

Sunday, 23 June 2024

115 The Marina, Culburra Beach, NSW 2540

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 721 m2**

**Type: House**



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## AUCTION

Perched high above the sea, with panoramic views and private beach access to the dunes of Culburra Beach, this absolute waterfront beach house presents a unique opportunity to secure a premier beachfront address backed by a successful holiday rental history and an exciting DA approval in one of the most prestigious positions on The Marina. • Sun drenched northeast aspect and 180-degree grandstand ocean views where dolphins and whales frequently frolic • Cute and comfy as is, DA approved for a contemporary double-storey architectural masterpiece • 721 approx square meter block, gently sloping towards the beachfront • Lock-up and leave facilities well-suited to a private holiday house backed by a successful holiday rental history spanning approximately 10 years with awards from NSW Tourism and Holidaying with Dogs • Fully fenced backyard with established gardens, sprawling lawns, a patio showcasing wide 180-degree grandstand views over the beach • The surfing break that made Owen, Tyler and Mikey Wright Australian Surfing Champions is right at your back door, with private gated backyard-to-beach access • Open-plan living with a large well-equipped kitchen featuring induction stove, extensive cabinetry and preparation areas, adjacent to indoor and outdoor beachfront dining areas • Ocean sunrises from the master bedroom with spacious accommodations extending throughout in 2 queen-sized bedrooms and a separate self-contained bunk room doubling as the perfect second living area or children's retreat • Large 3 way bathroom that is central to the home and well-suited to families with WC, shower and bath • Separate fully-equipped laundry with washing machine and dryer • Additional features include ample off street parking for 3-4 vehicles, a hot outdoor shower, a second WC, generous built-in cabinetry and storage solutions throughout • In a private and peaceful pocket opening onto a dog friendly beach, enjoy the added convenience of being within walking distance to Culburra's boutique cafes, restaurants, supermarket, neighbouring oyster farms, bike tracks, playgrounds, fishing precincts, national park walks, all in a surf, swim and SUP paradise. Situated on the south coast of NSW, Culburra Beach is only 2.5 hours from Sydney, 3 hours from Canberra, and just 20 minutes from Nowra. It is an idyllic gateway to south coast adventures, only a stones throw from Callala Bay, Huskisson and Jervis Bay, with Tilbury Cove, Penguin Head and Warrain Beach all at your back door.