

**33 Domville Road, Otford, NSW, 2508**



**House For Sale**

Friday, 27 September 2024

33 Domville Road, Otford, NSW, 2508

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Lush Tree Top Views With Potential To Expand...

This home boasts three spacious bedrooms and two elegant bathrooms spread across two levels, ensuring comfort and privacy for every member of the family. The expansive living and dining areas are perfect for entertaining or family gatherings, offering beautiful tree top views.

The property is situated on an elevated block, allowing for breathtaking bush views from every room in the house, views that are guaranteed to never be built out. The home enjoys year-round sunlight, with a west-facing aspect that ensures natural light and warmth throughout the colder months. Wrap-around balconies further enhance the indoor-outdoor living experience, offering a seamless connection to the surrounding nature.

Occupying a generous 816.9 sq/m block, this home provides ample outdoor space for entertaining and room for kids to play. There is even potential to build a separate granny flat at the rear or additional third bottom story, subject to council approval, which could provide extra space or income. A long single-car garage and an additional carport offer plenty of parking space. Ideally located just 1.65 kms from Bulgo Beach, this property provides the convenience of coastal living with the Royal National Park only moments away.

### Property Features:

- **Bedrooms & Bathrooms:** Featuring 3 spacious bedrooms and 2 elegant bathrooms over 2 levels, ensuring comfort and privacy for everyone in the family. With the potential to build an additional 3rd bottom story (subject to council approval).
- **Living & Dining:** Expansive living and dining rooms provide the perfect space for entertaining and family gatherings with tree top views.
- **Sun All Year Round:** With optimal orientation, this home is bathed in sunlight throughout the colder months with its west facing aspect.
- **Elevated Bush Outlook:** Revel in the breathtaking bush views from everywhere in the house, never to be built out offering a serene backdrop to your daily life.
- **Balconies:** Wrap around balconies offering tree top and bush views while providing indoor/outdoor living.
- **Large Block:** Situated on a sizable 816.9 sq/m block, providing ample space for outdoor entertaining and space for kids to play.
- **Also potential to build a separate granny flat at the rear of the property (subject to council approval) perfect for extra income.**
- **Garage & Parking:** The property has a long single car garage with an additional carport for extra room
- **Location:** Just 1.65kms to Bulgo Beach, enjoy the convenience of coastal living with the beach practically at your doorstep. The Royal National Park is moments away.

This property is more than just a house-it's a lifestyle. Don't miss the opportunity to own this exceptional home in a prime location.

### The Location:

- The train station is 800 metres from your front door making your commute easy and convenient. The historical village of Helensburgh is a 3.8km offering all shopping conveniences, cafes, restaurants, clubs, and medical services. Helensburgh also caters for a broad range of sporting activities including a newly constructed mountain bike trail course.
- Highly regarded and community focused Otford Primary School is literally a few minutes stroll from your front door.
- 4.5 km south is the pristine Stanwell Park Beach or walk from your front door to Bulgo or Werrong beaches, Bald Hill or the Royal National Park. If you appreciate spending time with your family outdoors, this is the perfect location.
- Embrace coastal living with swimming, surfing, fishing, bushwalking, hang gliding and picnics amongst nature's best, all available only moments from your doorstep.
- Otford offers a tranquil lifestyle, with easy access to Sydney, (1 hour to Central, 25 minutes to Wollongong) and all that

this gorgeous coastline has to offer.

This incredibly unique property is sure to sell quickly... Call Ian 0403 570 041 or Joshua 0437 790 052 to ensure that you don't miss out.

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