

4 Farncomb Avenue, Narooma, NSW, 2546



House For Sale

Monday, 14 October 2024

4 Farncomb Avenue, Narooma, NSW, 2546

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Type: House

Spacious Dual-Living Home – Prime Narooma Location!

This beautifully maintained 6-bedroom, 3-bathroom home offers a rare combination of space, versatility, and prime location in the heart of Narooma. With two fully self-contained levels, this property is perfect for large family living or the option to create two separate residences. Each level includes its own kitchen, living area with reverse-cycle air conditioning, and expansive wrap-around decks with glimpses of the ocean and stunning views of Baranguba.

Upstairs, you'll find 3 spacious bedrooms (including the master with deck access), 2 bathrooms, and a separate laundry. Downstairs, another 3 bedrooms, a combined bath/laundry, and a generous living space make it ideal for multigenerational living or rental income. Five of the six bedrooms come with built-in robes, providing plenty of storage.

The landscaped garden offers a serene outdoor space, perfect for entertaining or relaxing, with a built-in bench seating area around a firepit for cozy winter evenings. With a double lock-up garage, off-street parking for boats or trailers, and under-house storage suitable for a workshop or creative space, this home truly offers flexibility for a range of lifestyles.

Situated at the top of town, you're within walking distance of local favorites like Lynch's Hotel, Narooma Plaza, and Surf Beach. Whether you're looking for a spacious family home, a holiday retreat, or an investment opportunity, this property is ready to move into - furniture and bedding are even available for purchase.

It's rare to find a home of this size and quality at this price point in Narooma, so don't miss out! Enquire today.

Key Features:

- Well-maintained 6-bedroom home in the heart of Narooma
- Option to live in as one large home or two separate residences (separately metered)
- Stunning ocean glimpses and views of Baranguba from the decks
- Two kitchens and two living areas, both with reverse-cycle air conditioning
- Master bedroom with deck access
- Wrap-around decks on both levels for all-day sun and entertaining
- Landscaped gardens with a firepit area for cozy evenings
- Double lock-up garage with internal access
- Ample off-street parking, ideal for boats, vans, or trailers
- Internal and external stairs for multiple living arrangements
- Walking distance to cafes, shops, and the beach

For the buyer's convenience, the owners have arranged a comprehensive Building and Pest Inspection. The building inspection was conducted by Town & Country Building, while the pest inspection was carried out by DK Pest Control. Both of these reports are available upon request.

Potential Permanent Rental

1st floor = 3 bedrooms 2 bathrooms double garage with internal access = \$600 per week

Ground floor = 3 bedrooms, 1 bathroom, under house storage and external stair access = \$500

Potential Holiday

Peak Per Night = \$550

Off-Peak per night = \$300

Council Rates = \$3285.00 per year

This home has been the heart of many family gatherings and is ready to create memories for its new owners. Act quickly,

as this property won't stay on the market long!

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