

**8 Northwood Drive, Kioloa, NSW 2539**

**Bella**

**House For Sale**

Wednesday, 19 June 2024

8 Northwood Drive, Kioloa, NSW 2539

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 653 m2**

**Type: House**



Jo Humphries  
0417276793

## By Negotiation

This sweet seaside cottage has two bedrooms, each with built-in robes, and a north-facing sunroom! Situated just 400 meters from the pristine white sands of Merry Beach and the beauty of Pretty Beach, allowing you to hear the soothing sound of the waves rolling in! Look no further if you are prepared to break free from city life and relocate to the charming village of Kioloa. Embrace the warm welcome to this tightly-knit community, surrounded by the beauty of the National Park and the breathtaking beaches of the South Coast. This home is a must-see, offering a light and airy ambiance, complete with raked ceilings, a slow combustion heater, and new air-conditioning for your comfort. The property features a separate bathroom and toilet, a spacious backyard with a heated spa, plenty of tank water, and a fully enclosed garage. With low-maintenance gardens, a garden shed, solar panels, and minimal power bills, this lifestyle can be yours permanently or as a holiday escape! The location is perfect, just 30 minutes to Batemans Bay, 25 minutes to Ulladulla, 2.5 hours to Canberra, and a mere 3.5 hours to Sydney. Pretty Beach is a short 10-minute walk away, with the Kioloa boat ramp and Merry Beach just a 6-minute stroll. Local shops and restaurants are only minutes away. Do yourself and your family a favour and checkout this pristine area. Contact me anytime to schedule an inspection or visit my open homes. I am available around the clock to address any questions you may have. Please call 0417 276 793 and let's get busy discovering this neck of the woods! 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.