

**8 Wren Street, Culburra Beach, NSW, 2540**



**House For Sale**

Tuesday, 29 October 2024

8 Wren Street, Culburra Beach, NSW, 2540

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Julie Gauci

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## Charming 3-bedroom beach house + studio in a great location

Discover this charming three-bedroom home, ideally situated just moments from the sandy shores of the Crookhaven River and a short walk from the beautiful Culburra Beach. As you approach, you'll be welcomed by a delightful dry stone fence and spacious north-facing front deck that overlooks lush, sun-drenched gardens and is perfect for your morning coffee or leisurely afternoons outdoors.

The garage has been tastefully converted into a studio featuring its own bathroom, making it an ideal teenage retreat, home office or a potential holiday rental in this stunning location. With high ceilings and exposed wooden beams, the studio exudes a sense of spaciousness and charm.

Inside, you'll find three generously sized bedrooms, including an oversized master suite that opens directly onto the front deck. Light and airy with ceiling fans throughout and fireplace this beautifully presented home ensures comfort year-round.

The back of the home boasts a tidy kitchen with a warm, homely feel and flows seamlessly into a cozy dining area with a fireplace and a spacious living room. Glass sliding doors lead to the expansive and private rear entertaining deck, which overlooks a large flat backyard-perfect for children to play and pets to roam. The easy care backyard also includes a handy garden shed for extra storage.

As a real bonus, this home boasts a new roof that has been fitted with a 13Kw solar system and a Tesla Powerwall.

Situated in the "bird streets" this quiet and sought after pocket towards Orient Point enjoys close proximity to glorious headland walking tracks, sporting fields, the local tennis courts and a cycle path to the village.

Culburra Beach is a highly sought-after destination, renowned for its natural beauty. With the beach just minutes away, river access via lush reserve around the corner and the stunning white shores of Jervis Bay only a ten-minute drive, you'll have endless opportunities for sunbathing and surfing. Convenient amenities, including local Woolworths, charming shops, delightful cafes, soccer fields, and various recreational facilities, that are all within easy reach. Whether you're a nature enthusiast or someone who enjoys a vibrant community, this area offers the best of both worlds.