

**9 Boomer Crescent, Kioloa, NSW, 2539**

**House For Sale**

Wednesday, 11 September 2024

**Bella**

9 Boomer Crescent, Kioloa, NSW, 2539

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Jo Humphries  
0417276793

## Fabulous Beach House with Ocean Views

You will be delighted on inspection of this fabulous Beach House.

3 bedrooms, new bathroom, open plan living and dining. Separate potential living downstairs or a large games room with adjoining laundry/bathroom.

- Building coverage: 12%
- Building size: 79m<sup>2</sup>
- Ground elevation: 6m
- Roof height: 6m

Limitless potential in this location, in prime position, quiet little cul-de-sac right on the beach. Beautiful ocean views, lots of possibilities on this 647 sqmtr block! Large tidy yard backing on to bushland, with plenty of options to extend.

Kioloa, Merry Beach is a special kind of area. If you are looking for something old fashioned and have memories of long hot summer holidays, wildlife abundance, think Roos, echidnas, birdlife. Kids riding their bikes safely, long walks on our new Pretty Beach walking track and surrounded by National Park. A perfect place to relax and regenerate!

Just steps to our new Merry Street Restaurant and some of the best coffee on the South Coast, Merry Beach Cafe.

Open house each Saturday at 11 am.

Please call Jo on 0417 276 793 to arrange a private inspection. I'm lucky enough to live locally, so I'm only a phone call away!

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