

# FACTSHEET

## Beautiful Bermagui

George Street

Bermagui NSW 2546

**phone:** (02) 64933 274

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**contact:** Sally Ward

**inspection:** by appointment

**price:** \$559 000



- This special property in the beautiful coastal village of **Bermagui** - only 15 minutes drive from Tilba - offers plenty of room (5 bedrooms) and stunning views. Where else could you look out to Gulaga/Mt Dromedary, Montague Island, the ocean and the river?

- This is an ideal opportunity to purchase a property perfect for either an executive holiday house or a permanent residence. Either way this is a chance to spread out in a large, beautifully built brick house - with extensive, easy-care gardens - and at night be lulled to sleep by the sound of the waves.

**Property:** approximately 1020 m2 in total area.

**Aspect:** Sunny NE aspect with views to Gulaga/Mt Dromedary, Montague Island, the ocean and Bermagui Harbour.

**Views:** Rear views look out over bushland to the blue waters of Bermagui River.

**Building:** Masterbuilt brick - 5 bedrooms, 3 bathrooms.

**Location** - Bermagui is on the coast about 15 minutes drive south of Tilba (30 inutes drive from Narooma) and is famous for its beaches, fishing and beautiful natural environment.

Many regard it as the true jewel on the Sapphire Coast - and this is the perfect property to take in the complete Bermagui experience

## The House

- Masterbuilt Home
- 5 bedrooms, main with ensuite
- 3 bathrooms
- 2 large living areas
- timber floorboards (upstairs)
- 3 decks
- Garage with internal entry
- space for boat(s)
- self-contained studio

## Gardens

The gardens feature a wide range of exotics and natives - with flowering attracting bird life all year round.

There are also fruit trees and a large vegie patch.

## Opportunities

- This property has the size and flexibility to suit even two families - and a self-contained studio only adds to the possibilities. If you've ever dreamt of the perfect property to enjoy the beaches and fishing of Bermagui then this could be the exactly what you have been waiting for.

- This is a great opportunity to purchase in Beautiful Bermagui - contact the owner Sally on (02) 6493 3274 for more details or to organise an inspection.

More details and images at [www.tilba.com.au](http://www.tilba.com.au)