

**251 Annetts Parade, Mossy Point, NSW, 2537**



**House For Sale**

Friday, 13 December 2024

251 Annetts Parade, Mossy Point, NSW, 2537

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Karen Van Der Stelt  
0413221504

## Eclectic Pole Home with a Fantastic Bungalow Vibe... only 1km to Boat Ramp !

'The Treehouse' is an enchanting eclectic pole home nestled amidst nature, designed to harmonize seamlessly with its surroundings. Perched gracefully, this pole home feels as though it floats among the treetops offering an intimate connection to the nature.

The home boasts a thoughtfully planned layout. Downstairs, a cozy guest bedroom provides privacy and comfort, perfect for visitors. Upstairs, the open-plan bungalow style living space exudes ambience and creativity, with high ceilings and rustic-chic finishes that invite relaxation. The centerpiece is its architectural design, where doors and windows fully open onto an expansive deck. This transformative feature blurs the boundaries between indoors and outdoors, creating a breezy, light-filled haven ideal for entertaining or soaking in the serene views.

Just 1 km from the Mossy Point Boat Ramp and the picturesque Tomaga River, it's an ideal spot for boating enthusiasts and nature lovers alike. A leisurely 5-minute walk takes you to the beloved local hub, The Mossy Cafe, where you can enjoy fresh coffee and a welcoming atmosphere. For those seeking sand and sea, Candlagen Creek and Broulee Beach are only 1.1 km away, offering pristine waters and scenic coastal walks.

This unique home is more than a dwelling it's a lifestyle, effortlessly integrating into its relaxed community and stunning natural surroundings. Perfectly located, 'The Treehouse' is a haven for anyone yearning for the charm of coastal living combined with modern conveniences.

- Zoned C4 on 3 Titles
- 2091m<sup>2</sup> block
- Council Rates: \$3,427/yr

Only 11mins to Moruya airport, 17mins to Batemans Bay shopping and café precinct, marina and foreshore 2hrs to Canberra and approximately 3.5hrs to Sydney.

AUCTION: (On Site) 12 NOON SATURDAY 25TH JANUARY, 2025

PRICE GUIDE: \$1,050,000