

**36 Silvermere Street, Culburra Beach, NSW, 2540**



**House For Sale**

Wednesday, 23 October 2024

36 Silvermere Street, Culburra Beach, NSW, 2540

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



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## **Great Investment Opportunity in Culbura Beach with dual street access!**

This lovely new listing in Culburra Beach is a uniquely designed double storey home with a granny flat and dual street access located within 450 metres by foot to Lake Wollumboola. The layout of the block offers the opportunity for the potential of renting out the granny flat separately and residing in the double storey home, or utilising the granny flat for extended family, or potentially teenagers who would enjoy their own space.

The main double storey home on Silvermere Street offers a spacious front lawn, walk through the front patio to the first living area downstairs. Also located at the bottom level is a bathroom and laundry room. Heading upstairs you will be walking through the living space with a fireplace, 3 spacious bedrooms including an ensuite to the master bedroom, and a kitchen and dining room that then leads through to a back deck. This deck also offers the opportunity to walk down a set of stairs to the back of the home where the back patio and granny flat are located.

The self contained granny flat offers a spacious kitchen, living and dining areas, in addition to two good sized bedrooms both with built-in robes. There is also a main bathroom and a front deck perfect for entertaining.

Nestled in a peaceful neighbourhood, 36A Silvermere Street is just moments from Culburra's stunning beaches, local shops, and community amenities. Whether you're into fishing, surfing, paddleboarding, bushwalking or just strolling along the beach, this property offers an excellent opportunity to embrace coastal living at its finest.