

7 Flora Street, Culburra Beach, NSW, 2540



House For Sale

Tuesday, 14 January 2025

7 Flora Street, Culburra Beach, NSW, 2540

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 670 m2

Type: House



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## Fleur de Chalet

Privately positioned on the picturesque eastern side of Culburra Beach and designed for easy living, this stunning resort style home is sure to impress. Culburra Beach is a Jewel of the South Coast with an expanding market of holiday makers and sea changers who are now making it home. 7 Flora delivers on every front; ideal for investors seeking the opportunity to continue delighting guests with its beautifully appointed accommodation, managed by Professional Holiday Homes; or the opportunity to call it home. Further Features Include; Renovated Comfort: Fully updated with high-quality fixtures and fittings, this home features three bedrooms, including a luxurious master suite with a walk-through shower, freestanding bath, LED mirror, and wall-hung vanity. Practical Design: Includes two bathrooms, a third toilet in the laundry, and a separate studio with its own living space and bathroom. Modern Amenities: New kitchen with electric cooking, dishwasher, water-to-fridge connection, and ample storage. Polished timber floors, neutral tones, plantation shutters, ceiling fans, and reverse-cycle air conditioning in the main bedroom and living room enhance the living experience. Outdoor Appeal: Enjoy sun-drenched outdoor spaces, a fully fenced yard, low-maintenance gardens, and ample off-street parking on the 670sqm corner block. Eco-Friendly Features: Solar hot water system (installed in 2022), EV charger (Wallbox), and new plumbing throughout. Convenient Extras: Keyless entry to the main house and studio, plus DA-approved plans for future DA approved plans available for additions to the property including a granny flat. Nestled in a serene location, this property offers a tranquil bushland outlook with native wildlife such as kangaroos, kookaburras, bandicoots, and echidnas frequently visiting the neighborhood. Flora Street embodies coastal village lifestyle within easy walking distance to beaches, shops, cafe's and amenities that the relaxed town of Culburra is renowned for. Location Features Include; (approx) 300m to Crookhaven River for paddleboarding and fishing 500m to Curleys Bay 800m stroll to the golden sands of Culburra Beach, and a boat ramp just around the corner. 25 Minute drive to Nowra CBD 40 Minute drive to Huskisson 1.5 hour drive to Berry 2.5 hour drive from Sydney. Enquire today to receive details on the current Income Reports, Booking Details and Yield. Property sold as a going concern. Property Information Land area approx 670sqm Council Rates \$442/quarter Water Rates \$261/quarter Property Features Uncovered Car spaces 2 Toilets 4