

8 Rauch Close, St Georges Basin, NSW, 2540



House For Sale

Wednesday, 13 November 2024

8 Rauch Close, St Georges Basin, NSW, 2540

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Daniel Kostovski
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Your very own private waterfront oasis awaits in St Georges Basin!

It's not every day an opportunity arises to secure a magnificent waterfront home situated in the beautiful town of St Georges Basin where you can access the water from your own backyard.

If you're searching for a truly unique, yet private home to call your own, then this amazing waterfront reserve property could be perfect for you. This would be an ideal place to live, holiday or retire with easy access to the water for all of your favorite water activities.

Features include:

- Quiet cul-de-sac location on the waters edge in St Georges Basin
- Indoor wood fireplace with open plan living/dining area creating a relaxed and homely atmosphere
- Upper floor mezzanine loft style getaway with lounge and bedroom
- Soaring timber cathedral ceilings with extensive use of timber throughout
- Separate self-sufficient granny flat containing bedroom and bathroom perfect for extended family/visitors
- Generously sized bedrooms with master bedroom and ensuite with external access and views to waterfront
- Large patio entertainer's area with built in BBQ facilities
- Ample storage and parking with covered carport and shed
- Split system air conditioning
- 11.3kw solar panel system
- Option to apply for moorings outside the reserve (subject to approval).

Prime proximity with short walking distance (800m) to main street attractions including IGA, bakery, hotel, post office and transport. Other nearby townships are a short drive away being Nowra (20min) and Jervis Bay (15min).

Water rates: \$250 p/q approx.

Council rates: \$600 p/q approx.

Holiday Rental Return Estimate: \$110,000 - \$130,000 p/a

Permanent Rental Estimate: \$900 - \$950 p/w

The property is presented by Rise Property Group, for further information please contact Daniel Kostovski 0402 037 940 or Elena Gould 0436 366 606.

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