

13 Carlton Crescent, Culburra Beach

Holiday & Investment

Welcome to your new oasis! Nestled in the charming suburb of Culburra Beach, this unique property offers the perfect blend of comfort, style, and outdoor living. With a generous land area of 683 sqm, there's plenty of room for both relaxation and entertainment. Recently renovated with meticulous attention to detail and finished with quality materials, fixtures and fittings, a home showcasing the original style and charm with a touch of modern design and style.

Key Features:

- Open plan: Kitchen, dining area and lounge, flooded with natural light & original timber floorboards
- 4 Bedrooms: Large main ideal for families or guests, each room is designed with comfort in mind.
- 2 Modern Bathrooms: Enjoy the convenience of well-appointed bathrooms, perfect for busy mornings or unwinding after a day at the Beach.
- Garage & Carport: Ample parking options ensure your vehicles are safe and sound, drive through to the rear yard.
- Expansive Deck: Step outside to your private raised merbau deck, perfect for morning coffees or evening gatherings with friends and family.
- Lush Garden: Surround yourself with nature in your beautifully landscaped garden and firepit area, a serene spot for relaxation or

4 2 2

FOR SALE

Expressions of Interest

VIEW

By Appointment

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- play.
- Sheds: Extra storage spaces for all your gardening tools or beach gear in the fully fenced backyard.

The well thought out flexible floor plan offers bedrooms, bathrooms, living areas, front & rear outdoor areas upstairs and downstairs. You will feel as though you are in a resort with the raised timber merbau decking & boardwalk at the front of the home with lovely established gardens. Fairly new paintwork, carpet, kitchen, bathrooms, laundry, flooring, fixtures & fittings, r/c air conditioning & gas point

This property is not just a home; it's a lifestyle & investment waiting for you to embrace! Currently a holiday home and rental on Airbnb with ongoing bookings @ Culburra Beach. Culburra Beach is renowned for its stunning coastline and vibrant community. Enjoy leisurely strolls along the beach, indulge in local cafes, or explore nearby parks, walk to all amenities shops, cafe & doctors positioned between Lake Wollumboola, Curleys Bay & Beach.

MORE DETAILS

Property ID	6S1HSD
Property Type	House
Land Area	683 m2
Including	Air Conditioning
	Toilets (2)
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Secure Parking
	Fully Fenced
	Drive through garage to rear yard

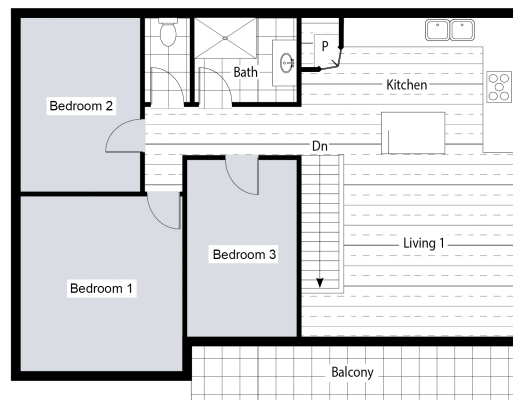
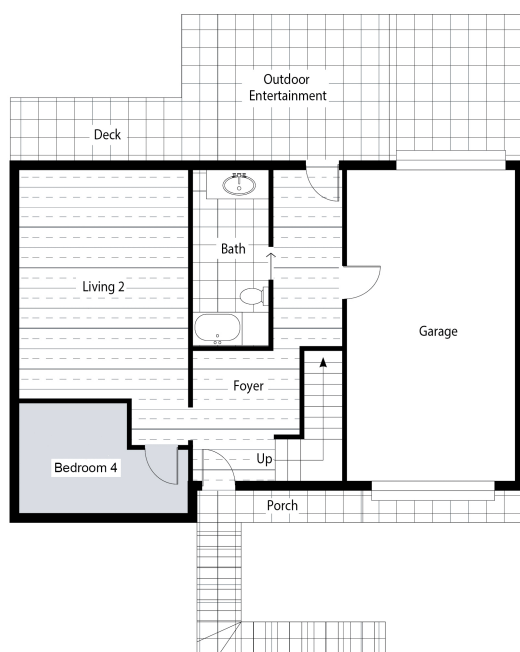
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All attempts have been made to ensure the accuracy of this floor plan.
 All measurements of door, windows, opening direction, room measurements are approximate
 and no responsibility is taken for any error, omission or misstatement this plan is for display purposes only and not to scale.
 The total floor area is not a guarantee. Should be used as an approximate and not be used on the basis of valuation.

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