



Mossy Point, 251 Annetts Parade

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

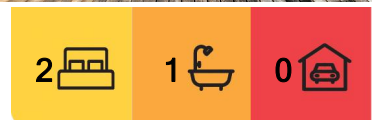
'The Treehouse' is an enchanting eclectic pole home nestled amidst nature, designed to harmonize seamlessly with its surroundings. Perched gracefully, this pole home feels as though it floats among the treetops offering an intimate connection to the nature.

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



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For Sale
\$860,000

View
By Appointment

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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, Candlagan 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 lots - one title
- 2091m2 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.

NB: Contract and Building and Pest Report available on request.

Disclaimer: this property does not have Council final approval, further information can be provided on request.

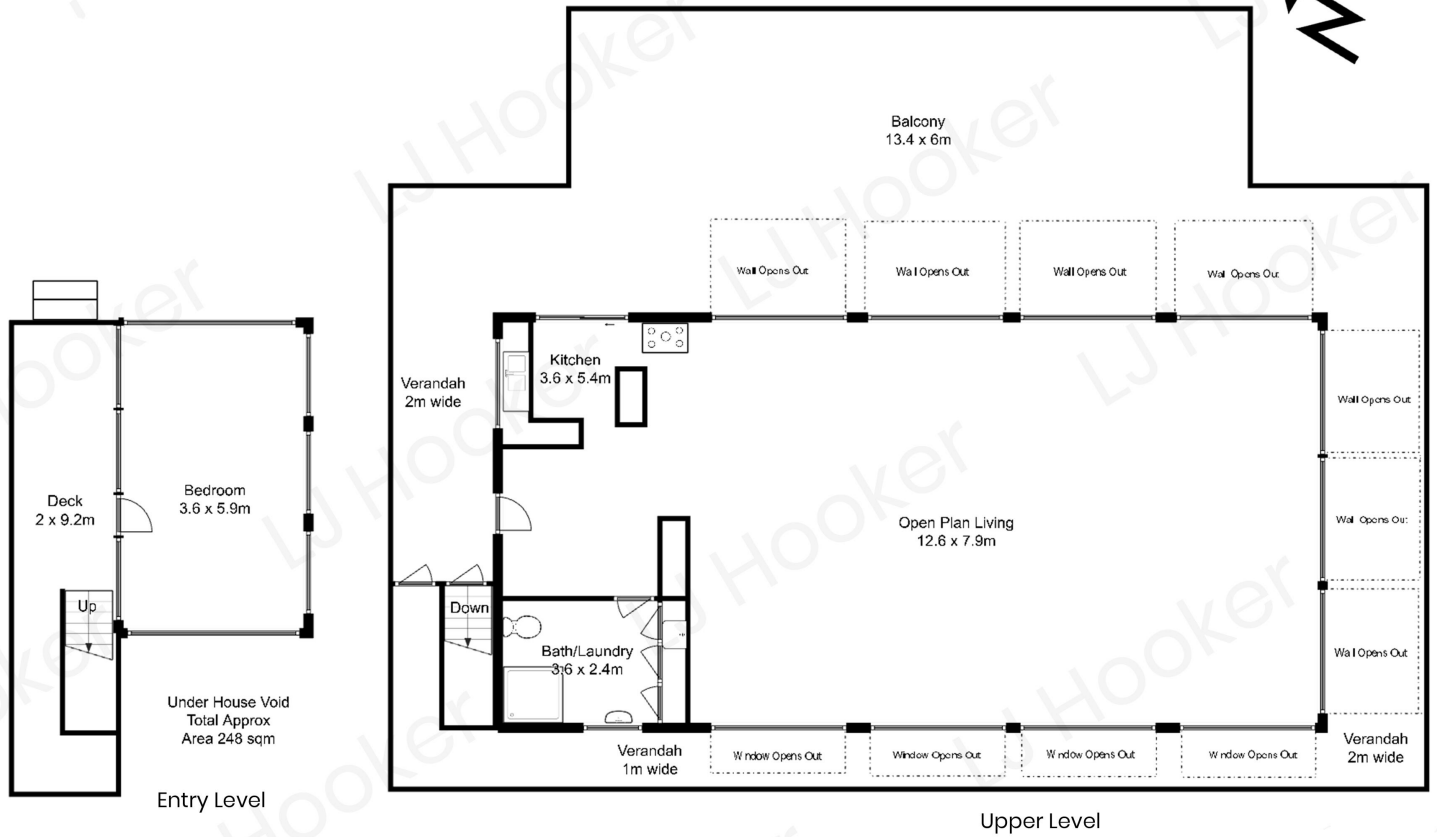
More About this Property

Property ID	12DEF8F
Property Type	House
Land Area	2091 m2

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All measurements are approximate and are intended as a guide only