



58 Lilyvale place, Narooma

Brand New Coastal Country Lifestyle with Valley Views and Ocean Glimpses

Tucked away in a peaceful and tranquil setting, 58 Lilyvale Place offers the perfect blend of modern living, space and natural beauty, all just approximately seven minutes from Narooma township and its beautiful beaches.

Never lived in, this brand new home has been thoughtfully designed for comfortable, contemporary living, with quality features throughout. The home includes two bedrooms, a dedicated study and one bathroom, making it an ideal retreat, downsizer, weekender or private coastal escape.

Adding another layer of flexibility is a large, separate granny flat, providing an ideal option for guests, extended family, a home office or potential additional accommodation.

At the heart of the main home is a stylish kitchen featuring a Falcon double oven with induction cooktop, and a matching rangehood, while double-glazed windows and full wall and ceiling insulation, along with cross-ventilation, create a comfortable environment year-round, minimising the need for heating and cooling.

Step outside onto the large north-east-facing deck, the perfect place to enjoy your morning coffee, entertain guests or simply take in the

3 2 0

FOR SALE

\$1,295,000

VIEW

By Appointment

AGENTS

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AGENCY

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peaceful surrounds and beautiful views extending down the valley and out to the ocean in the distance.

Set across approximately four acres of north-sloping land, the property offers plenty of room to enjoy the outdoors, establish gardens, keep equipment or simply appreciate the space and privacy, complemented by a large shed providing excellent storage and workspace, as well as water tanks holding 140,000 litres.

With good NBN availability, modern comforts and a tranquil rural setting, yet only minutes from the coast, this is a property that delivers the best of both worlds.

A rare opportunity to secure a brand new home with additional accommodation, substantial land, views and a peaceful coastal lifestyle - all within easy reach of Narooma's shops, beaches and amenities.

MORE DETAILS

Property ID	3UMHMM
Property Type	House
Land Area	1.67 hectare
Including	Toilets (2)

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