



22 Railway Avenue Austinmer, NSW



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## Quaint Coastal Living

Positioned in one of the South Coast's most popular suburbs lies this immaculate 3 bedroom, 1 bathroom home. Perfectly blending old-fashioned charm with a fresh and modern palette, this quaint, cottage style home is surrounded by lush, tropical gardens that instantly make you feel relaxed and revitalised! Centrally located within walking distance to an array of fabulous amenities including the renowned Austinmer beach, this home represents an idyllic coastal escape for those looking for a low maintenance and convenient lifestyle!

### Property Features:

- 3 well-appointed bedrooms are serviced by the main bathroom.
- The master bedroom features its very own private balcony.
- The welcoming front porch is the perfect spot to enjoy the afternoon coastal breeze.
- Classic cottage details have been retained throughout the home including stunning timber flooring, fireplace, double hung windows and soaring high ceilings.
- A handy storage room is located underneath.
- Off street parking can accommodate 2 vehicles.

**Price:** \$1,170,000  
**Council Rates:** \$2,508.00/year (approx)  
**Water Rates:** \$972.00/year (approx)

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