



46a Mountain Road Austinmer, NSW

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## SUBLIME BEACH SIDE RETREAT

Showcasing a modern, split-level design, this is the ultimate coastal home.

### LOCATION

Set back from the road, this flawlessly presented home relishes in a private and leafy setting. Nestled on the fringe of the escarpment and bordering both the nearby villages of Austinmer and Thirroul, this location affords you the conveniences of both townships, brimming with retail outlets, shops, services and a vibrant café culture.

A quick walk is all it takes to reach the shoreline of popular Thirroul Beach and ocean pool, or stroll down to Austinmer Beach, also home to a sparkling rock pool.

The area is very family-friendly with L B Kelly Park just around the corner and Austinmer Public School within walking distance.

Only 20-minutes (approx.) to Wollongong and 90-minutes (approx.) to Sydney, this home offers the best of both wor

**Price:** \$1,020,000  
**Council Rates:** \$620.00 p/q  
**Water Rates:** \$233.00 p/q

**Adam McMahon**

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46A MOUNTAIN ROAD, AUSTINMER  
 Internal Space 139m<sup>2</sup>



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