



120 Buttenshaw Drive Austinmer, NSW



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## WHERE THE RAINFOREST MEETS THE SEA

Nestled into the foothills of the escarpment, this picturesque home is a leafy escape that offers both a rainforest and beach lifestyle for the ultimate in tranquillity. The inclusion of a granny flat also delivers flexible living options to suit your needs!

### Location

Positioned in a prestigious street that borders the escarpment, the residence enjoys a quiet ambience yet is only moments to the sandy shores of Austinmer Beach. Along the coastline, you'll find lifestyle amenities including reserves, playgrounds, ocean pools and the Austinmer Surf Life Saving Club.

Approximately 1-hour to Sydney and 25-minutes to Wollongong, the property is located within walking distance to Austinmer Train Station servicing both CBDs. ...

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Set back from the road and surrounded by established gardens and mature trees, you can't help but instantly feel relaxed as you arrive at this immaculately presented home. Sprawled over a functional single level, a wrap-around front deck appreciates north

and east facing aspects for entertaining all day long. The balcony overlooks the heated saltwater pool, and beyond over the trees to the ocean waters that sparkle in the background. Here is where you'll spend most of your time,

**Price:** Contact Agent  
**Council Rates:** \$623.81 p/q  
**Water Rates:** \$225.00 p/q

**Adam McMahon     Adam McMahon**  
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**120 Buttenshaw Drive, Austinmer**

Internal Space 142m<sup>2</sup>



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