



11 Mountain Road Austinmer, NSW



## DUAL LIVING - BRING MUM & DAD!

Set in one of Austinmer's most sought-after pockets, this six-bedroom, four-bathroom home offers spacious family living over two floors. Stunning ocean views provide an idyllic backdrop for family life, with walking distance proximity to the beach, Austinmer Village, and Thirroul Village ensuring every convenience is at your fingertips.

This sprawling home with dual living is perfect for large families - whether you are living with your parents, or accommodating your older children who are saving for their own home.

### LOCATION

Offering an idyllic setting for family living, this location is sure to impress.

Stroll to Herah's Beach in just two minutes (approx.), and enjoy Austinmer Beach and Thirroul Beach both an easy walk from home. The renowned Bread, Espresso is just a five-minute stroll from home (approx.), while the much-loved Austi Beach caf? invites you for a waterfront lunch with friends

**Price:** Contact Agent  
**Council Rates:** \$822.00 p/q  
**Water Rates:** \$370.00 p/q

**Adam McMahon**



## 11 Mountain Road, Austinmer

Internal Space 370m<sup>2</sup>



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