

176 PRINCES HIGHWAY, NAROOMA, NSW, 2546



# FOR SALE

## CHARACTER HOME STUNNING VIEWS

Welcome to 176 Princes Highway, Narooma — where lifestyle, location, and coastal charm come together in perfect harmony.

This beautifully presented three-bedroom home offers the rare convenience of being close to the beach and shops while still capturing amazing views to Gulagar mountain and Forsters Bay

From the moment you step inside, you're welcomed by warmth and character. Polished timber floorboards flow throughout the living spaces, complemented by feature cornices and elegant French doors that add a timeless touch. The spacious lounge provides the perfect setting for family living, while reverse cycle air conditioning ensures year-round comfort.

A large rear yard benefits from water tanks totalling 2500 litres ,perfect for gardening or washing the car.

Within the home the layout is both practical and inviting, with two generous bedrooms .The third bedroom can easily be an office/workout room. Step outside and you'll discover what truly sets this property apart. The sun-drenched rear deck capturing sweeping water views and mountain views, ideal for morning coffees, relaxed afternoons, or entertaining with friends as sea breezes roll in.

Set on an expansive 1,290 sqm fully fenced block, the outdoor space offers privacy, versatility, and room to move. There's ample infrastructure for tradies, hobbyists, or growing families, including a large garage, additional shedding, and multiple storage options , making it as functional as it is appealing. This block is sub divisible STCA and a must for developers to view .

But what truly elevates this property is its location within the incredible coastal town of Narooma.

Here, your lifestyle extends far beyond your front door. Spend your mornings teeing off at the renowned Narooma Golf Club, widely regarded as one of Australia's most scenic coastal courses. Enjoy afternoons exploring pristine beaches like Bar Beach and Dalmeny Beach, or take in the breathtaking views out to Montague Island, famous for its wildlife and natural beauty.

On weekends, wander along the iconic Australia Rock, enjoy fresh local seafood, or take a short drive to the historic village of Central Tilba, rich in heritage and charm. For the active lifestyle,

3 BED | 1 BATH | 4 CAR

PRICE:  
\$899,000 - \$988,000

OPEN FOR INSPECTION:  
May 23 at 11:30am - 11:50am



**Peter Smyth**  
0410444443  
peter.smyth@atrealty.com.au  
[www.smythproperty.com.au](http://www.smythproperty.com.au)



Ground Floor

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.