# 14/11 PAYNE STREET, NAROOMA, NSW, 2546









# FOR SALE

## COASTAL VILLA - NAROOMA GEM!

Nestled in the heart of coastal Narooma, this charming 2-bedroom villa at 14/11 Payne Street offers the perfect blend of comfort and convenience for those seeking a peaceful retreat or sound investment opportunity. With valley views and modern amenities throughout, this well-appointed home captures the essence of relaxed coastal living just moments from Narooma's pristine beaches and crystal-clear waters.

Step inside to discover a thoughtfully designed living space featuring built-in wardrobes, reverse cycle air conditioning, and quality built-in appliances including a dishwasher for effortless entertaining. The single bathroom services the home efficiently, while the comfortable lounge area provides the ideal space for relaxation after days exploring the stunning South Coast.

- 2 spacious bedrooms with built-in storage
- Modern bathroom with quality fixtures
- Open-plan living area with valley aspect
- Reverse cycle air conditioning for year-round comfort
- Built-in kitchen appliances including dishwasher
- Broadband internet ready

The outdoor spaces truly shine with multiple entertaining options that make this villa special. A private deck flows seamlessly to an outdoor entertainment area, while the fully fenced courtyard provides security and privacy for pets or children. Whether hosting friends for a barbecue or enjoying quiet morning coffee, these outdoor features create the perfect backdrop for coastal living.The garden is like a little oasis and all sun drenched North facing.

Double garage accommodation ensures secure parking for two vehicles, while the compact 150 square metre block requires minimal maintenance. The 100 square metre floor plan maximises space efficiency without compromising on comfort, making this an ideal choice for downsizers, first home buyers, or investors seeking a quality coastal property.

Living in Narooma means embracing a lifestyle where clear blue waters meet rich Aboriginal heritage and modern conveniences. This picturesque town, whose name derives from the local Yuin word meaning "clear blue waters," offers residents access to some of Australia's most spectacular coastal scenery. From your doorstep, explore the nearby heritage town of Central Tilba, take charter tours to Montague Island National Parks and Wildlife Reserve, or challenge

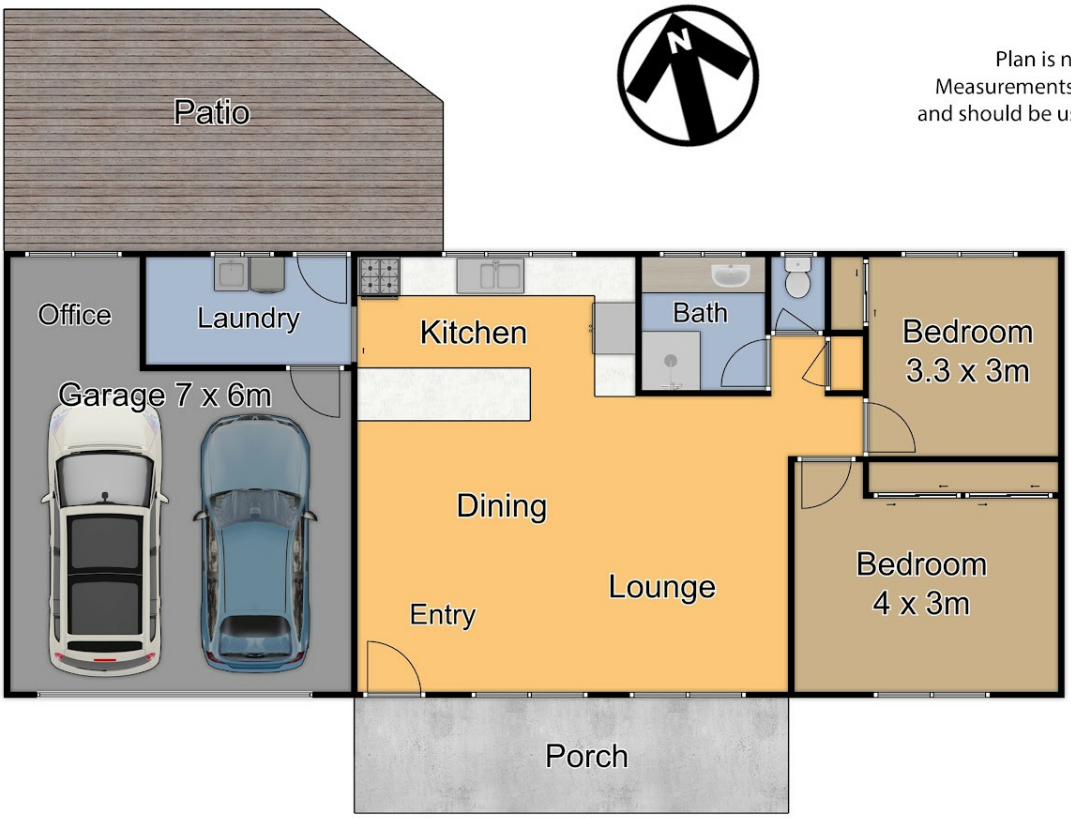
## 2 BED | 1 BATH | 2 CAR

PRICE:
$549,000

OPEN FOR INSPECTION:
N/A



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Plan is not to scale.
Measurements are approximate
and should be used as a guide only.

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.

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