

### 3 Chaucer Place Ulladulla NSW

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Boasting beautiful ocean vistas and leafy green views, this expansive brick home is perfectly positioned in a quiet street within walking distance of the Leisure Centre, tennis courts, schools, CBD and picturesque Ulladulla Harbour, with beautiful Mollymook beach just a short 3.5km drive.

Enjoy a morning coffee on the north east facing sunroom taking in the ocean views and watching migrating whales. Capturing the sea breeze and ocean views, this is also the perfect viewpoint for watching the Easter & New Year's Eve fireworks on Ulladulla Harbour.

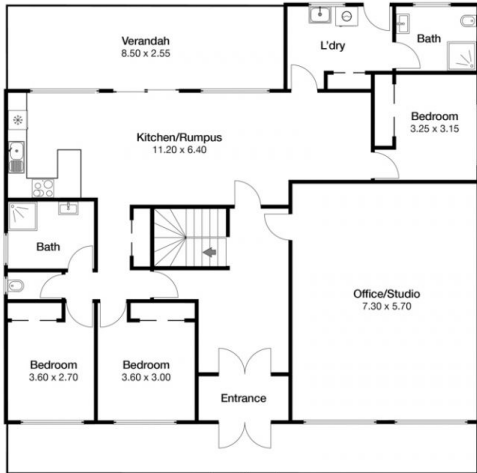
Cleverly designed for upstairs and downstairs living, the home could easily accommodate extended families or be split into two separate accommodations.

The upper level offers a spacious living/dining area, large

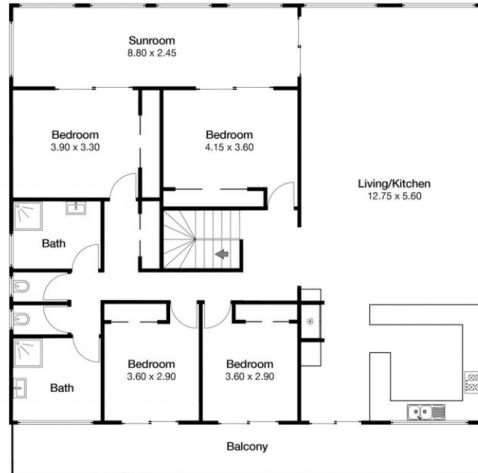
**Price** : Price by Negotiation  
**Building Size** : 448 sqm  
**Land Size** : 788.5 sqm  
**View** : <https://www.coopercoastalproperties.com.au/sale/nsw/shoalhaven/ulladulla/residential/house/7937946>



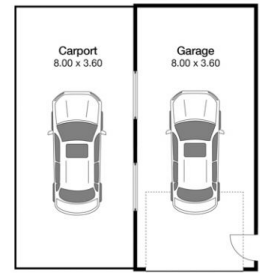
**Craig Cooper**  
0434 311 113



Bottom Floor



Top Floor



INTERIOR 448m<sup>2</sup>

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**Disclaimer:** The artist impressions and floorplans are indicative only, are not to scale and do not form part of any Contract of Sale. Any dimensions, finishes or specifications depicted are subject to change without notice. Consultants and agents do not warrant the accuracy of any information provided and do not accept any liability for negligence, any error, misrepresentation, discrepancy in the information or reliance thereon.

