

### 9 Booyong Avenue Ulladulla NSW

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This property has everything to offer: A single level, modern layout, with open plan living/dining/kitchen flowing to private outdoor terrace and elevated solar heated pool with travertine tiles - it's the ideal Entertainer's home.

The modern coastal kitchen with central island and Butlers Pantry is the central hub of the home, perfect for large family dinners and entertaining opening out to the covered alfresco area bordered by raised garden beds providing the perfect backdrop for casual dining and entertaining.

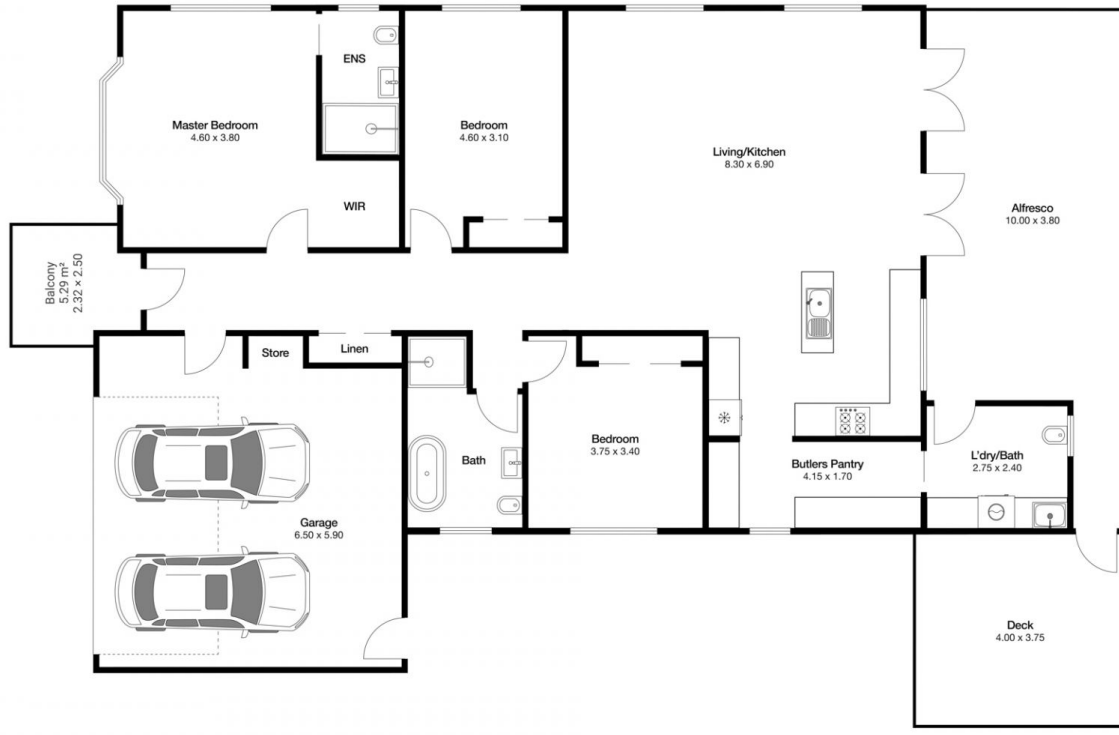
The main bedroom features north facing bay window, large walk in wardrobe and spacious ensuite. Comfortable bedrooms are carpeted, with fans and built ins.

Attractive low maintenance, landscaped gardens plus north facing deck and fire pit area, offer additional outdoor

**Price** : \$1,050,000 - \$1,100,000  
**Building Size** : 225 sqm  
**Land Size** : 648.7 sqm  
**View** : <https://www.coopercoastalproperties.com.au/sale/nsw/shoalhaven/ulladulla/residential/house/7961455>



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INTERIOR 225m<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.

