



## 20 Yarran Road, Boydtown Via Eden

### SOUTHERN COMFORT

Like a dazzling South Coast sapphire, 5½ park-like native bush acres with captivating 3 bedroom Northeast facing timber home exquisitely positioned only a 2 minute drive from the white sands of famous Boydtown Beach and its boutique inn and 7 minutes from the Port of Eden. The residence features a massive house length under roof decked verandah to take in the gentle sea breeze or just enjoy the bay views and wildlife. Step inside to the oversized living area with raked ceilings and bespoke stone feature wall with s/c fire place, timber kitchen including island bench & servery to dining/living. Character filled master bedroom (external verandah access) & WIR, very tidy and spacious bathroom plus separate WC & laundry, under house garage (dble length) plus extensive workshop/storage area. Established surrounds include large freestanding garage/workshop, 3 dams, landscaped gardens, sealed driveway & yes, power, phone and town water are connected. **The ultimate small acreage lifestyle by the sea!**

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<b>Price</b>	\$570,000
<b>Property Type</b>	residential
<b>Property ID</b>	1268
<b>Office Area</b>	0
<b>Land Area</b>	5.50 ac

### Agent Details

Chris Wilson - 0427 003 406

### Office Details

174 Imlay St Eden NSW 2551  
Australia  
02 6496 3583

