



## 40 Eurobodalla Road, BODALLA, NSW 2545

### Character, Space and Exceptional Value in Bodalla

Set quietly at the rear of a generous 1805sqm parcel, this much loved four bedroom home offers space, privacy and endless potential in the heart of Bodalla. With its welcoming front timber porch and solid construction, the home blends character with thoughtful modern updates, making it an ideal choice for families, hobbyists or those seeking room to breathe.

Inside, the home reveals spacious open plan living, filled with natural light and complemented by LED lighting and new power points throughout, all replaced within the last 12 months. Freshly repainted interiors enhance the sense of comfort and practicality, while the bathroom adds a touch of timeless charm with its classic claw foot bath.

Downstairs is a versatile haven, featuring a tiled rumpus room alongside a garage and workshop combination, perfect for storage, creative projects or a home based workspace. Both internal and side stair access provide flexibility and ease of living.

Outdoors, the expansive block truly shines. Fully fenced and thoughtfully set up with veggie gardens, a 2000 litre water tank for garden use, and a carport, the property invites a sustainable lifestyle with plenty of space for children, pets or future

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**TYPE:** For Sale

**INTERNET ID:** 121P4788

**SALE DETAILS**

**\$735,000**

**CONTACT DETAILS**

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improvements. A new roof installed approximately eight years ago, complete with insulation, adds peace of mind for years to come.

While the home reflects its era, it stands proudly on a rare oversized block, an increasingly hard to find feature that offers scope to personalise, extend or simply enjoy as is.

All this is perfectly positioned just minutes from Bodalla township and only a short 10 minute drive to the pristine beaches of Potato Point, delivering the best of village living and coastal lifestyle.

Offering outstanding value for a property of this size, location and potential, this home represents a fantastic opportunity to secure an affordable foothold in a tightly held coastal region.

**DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

Other features: Carpeted, Close to Schools, Close to Shops, Openable Windows

- Land Area 1,805.00 square metre
- Building Area: 163.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage













