



**37 South River Road Bermagui NSW**

4  3  12 

Properties like this don't come up very often. Set in town on 2.5 acres of land this modern, north facing home takes full advantage of its front row position. With sweeping views of the river, ocean and Gulaga and amenity to delight even the most fastidious of buyer this property is sure to impress. Features of the home include:

- 3 large, light filled bedrooms with stunning views.
- 2 modern bathrooms.
- Huge central, open plan living, kitchen and dining area.
- Galley kitchen with quality appliances.
- Copious amounts of storage throughout the property.
- Double lock up garage.
- Massive shed with room for all the toys.
- Detached granny flat (within the shed) ideal for guests.

Outside there is a fully fenced and flat paddock with

**Land Size** : 10600 sqm  
**View** : <https://www.butterfieldproperty.com.au/sale/nsw/eurobodalla-coast/bermagui/residential/house/7657600>

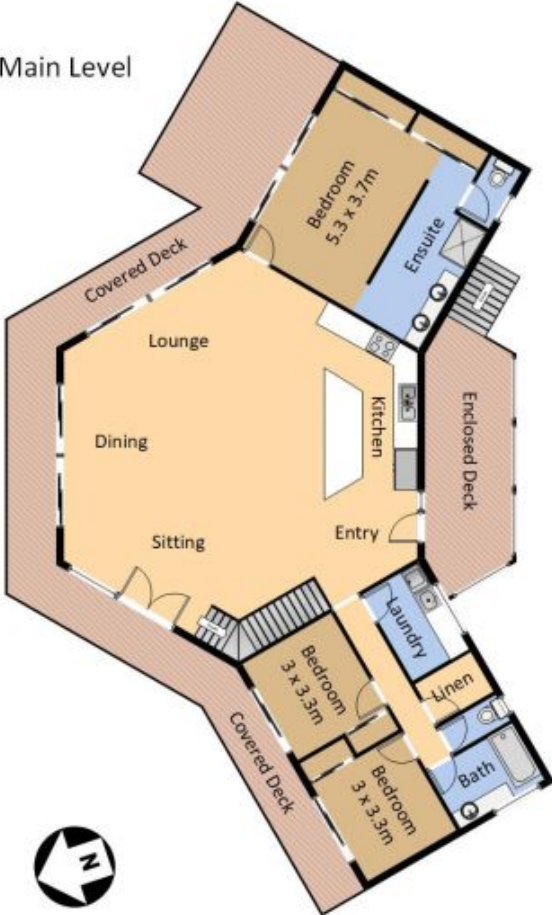


**Mick Butterfield**  
**(02) 6493 3444**

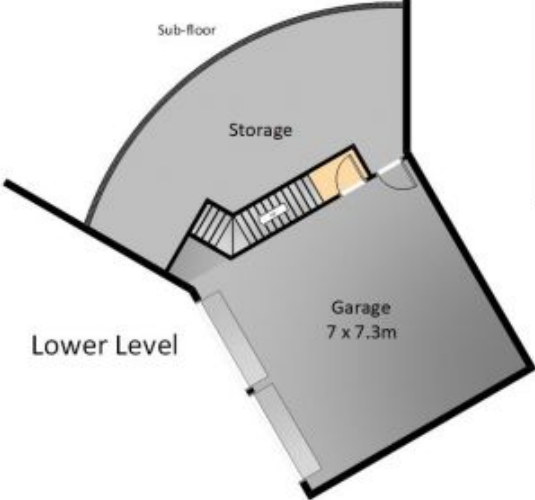
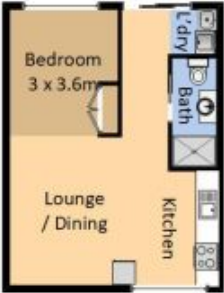


**Melisa Ashton**  
**(02) 6493 3444**

Main Level



Granny Flat



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Measurements are approximate and should be used as a guide only.