



### 7 Philip Street Wolumla NSW

3  1  4 

This 3-bedroom home located on a large private block, is priced to sell and will more than satisfy the first homebuyer, investor, or renovator. Located halfway between Merimbula and Bega offering a lifestyle second to none. With a large surrounding veranda on upstairs level, comfort and protection to the elements is the key to enjoying wonderful mountain valley views all year round.

On ground level there is a large double lockup garage with lots of space for tools and storage and also a separate studio room perfect for hobbies or just pottering around. All of this located on a large lot of almost 1/4 acre or 958m<sup>2</sup>, on a corner allotment with adjoining lane way reserve buffering neighbours on eastern boundary.

**Type** : House  
**Land Size** : 958 sqm  
**View** : <https://www.butterfieldproperty.com.au/sale/nsw/far-south-coast/wolumla/residential/house/8150900>



**Roy Van Casteren**  
0422 778 064



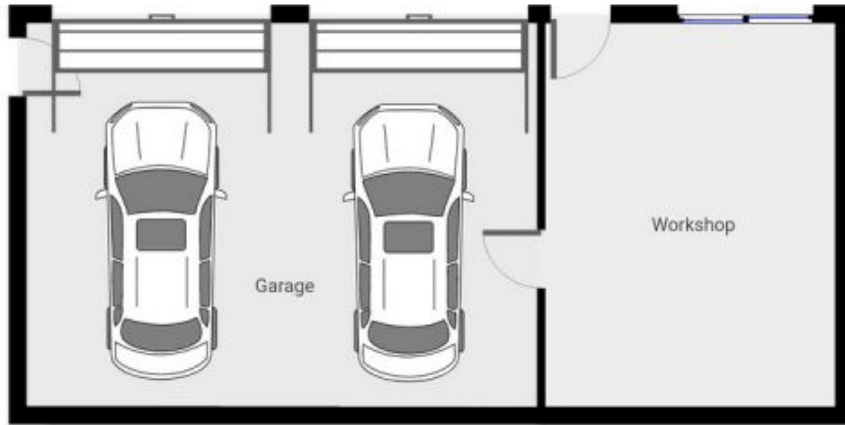
**Elvi Di Donato**  
0427 953 002

[For full version visit the website](https://www.butterfieldproperty.com.au)



This plan is intended for marketing purposes only. All measurements are approximations.





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