



### 63 Eric Street Bundeena NSW

5 3 3

A wonderful prospect for buyers looking for space, scenery and a superb place to entertain, this two-storey beach house provides a welcome retreat with leafy tree-filled views through to the water. It offers many special qualities with flowing light-filled interiors, great poolside entertainment areas, a bonus fully contained guest apartment, and prime beachside positioning - all coming together to provide an exceptional feature-packed lifestyle property.

It makes a superb Bundeena opportunity offering a quality updated home jam-packed with style, natural light and versatile appeal, that's less than a 1km walk to the sands of Jibbon Beach. This is a truly special property, and it's peacefully positioned surrounded by the Royal National Park with easy access to bush walking trails, local village shops and beachside cafés.

**Price** : \$2,000,000 - \$2,150,000

**View** : <https://www.luxebymm.com.au/sale/nsw/sutherland/bundeena/residential/house/7948040>



**Maurice Maroon**  
02 9547 0008



**Heidi Baines**  
02 9547 0008



First Floor

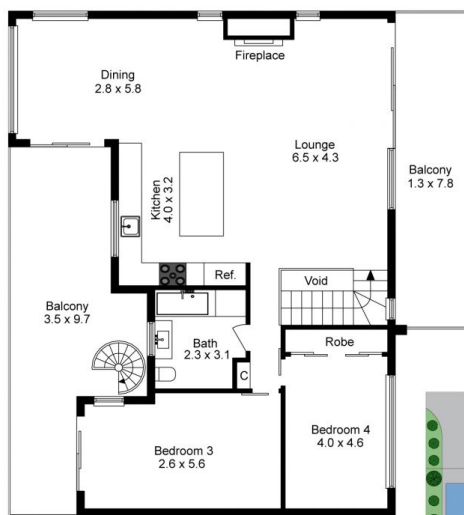


Ground Floor

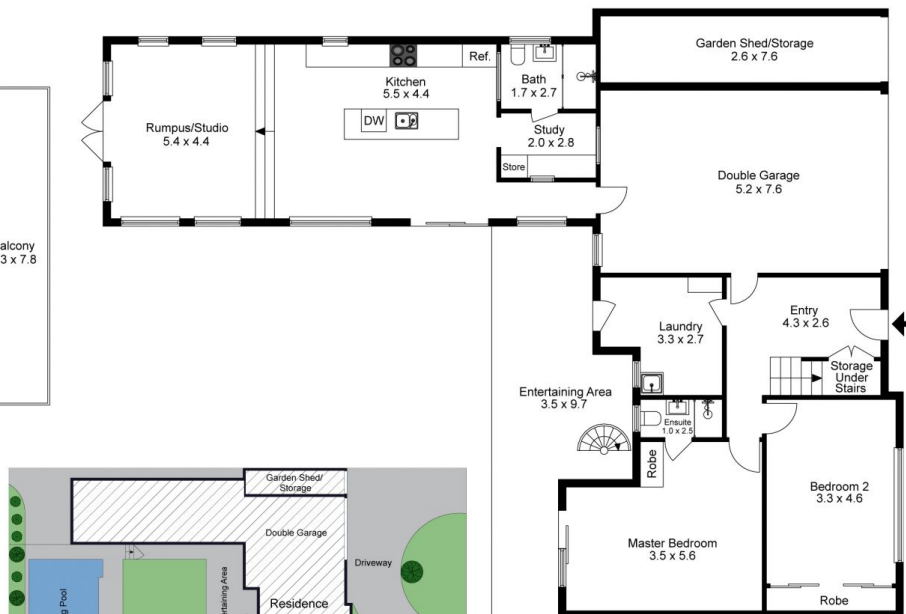


The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

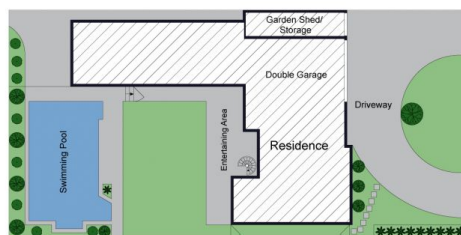
Produced by **DIAKRIT**



First Floor



Ground Floor



Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Produced by **DIAKRIT**