



35 Rundle Street, Ulladulla

Price By Negotiation

Set high with a prized northerly aspect, this elegant coastal sanctuary captures sweeping ocean and coastline views, bathed in natural light and cooled by sea breezes. Designed with comfort and entertaining in mind, this luxurious home promises privacy, space, and an effortless coastal lifestyle.

Beyond the secure, gated entry, beautifully landscaped gardens frame a sandstone path and silver hardwood decking that leads to the striking entrance. Inside, the expansive open-plan living area impresses with soaring ceilings, polished hardwood floors and seamless flow to multiple outdoor entertaining zones.

At the heart of the home, the gourmet kitchen is a true showpiece, featuring a massive 4m x 1.2m Caesarstone island bench with waterfall edge and breakfast bar, an induction cooktop and dual-drawer dishwasher, perfect for the passionate home chef.

A sun-drenched rear courtyard offers a second entertaining haven, complete with alfresco kitchen, built-in BBQ and a pizza oven, all set amongst lush gardens and natural-look hardwood decking. From here, take a stroll to your own garden, picking fresh herbs, ueggies, or fruit from the thriving small orchard.

This meticulously designed property offers dual street access with ample space for a

Property ID:	L18669887
Property Type:	House
Garages:	2
Carports:	1
Land Area:	1011.83 sqm

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motorhome, boat, or even a pool to complete your dream coastal retreat.

Inside, all bedrooms and living spaces are generously proportioned, filled with soft natural light, sheers and electronic blinds. The master suite is a peaceful haven, complete with a walk-in robe and a designer ensuite in calming grey and white tones, highlighted by a freestanding soaking tub, rain shower and underfloor heating.

Just minutes from the beach, town centre, renowned restaurants and golf courses, this exceptional home offers a rare opportunity to secure privacy, luxury and lifestyle in one outstanding package.

Additional Features:

- Major renovation completed in 2019
- Reverse cycle split system air-conditioning + gas heating
- Lounge with custom built-in bookshelves
- Family room with built-in TV cabinetry
- Stacking sliding doors for seamless indoor-outdoor flow
- Dedicated home gym space
- Provisions for future solar power installation
- Outdoor hot and cold shower
- 4 x Rainwater tanks
- Established veggie garden and variety of fruit trees: lemon, lime, orange, grapefruit, mandarin, pomegranate, banana
- Tandem garage + single carport (motorhome-ready)
- Security CCTV system with hard drive

A home of this calibre, combining sophistication with functionality and tranquillity, is rarely offered. Arrange your inspection today and experience the best of coastal living.