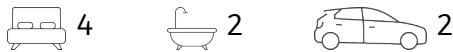




Luxury Lakeside Living



10 Honeysuckle Close, Burrill Lake

Price By Negotiation

Positioned on the calm waters of the serene Burrill Lake, this exceptional home offers a rare opportunity to enjoy a unique waterfront lifestyle. Set on an expansive 1,459m<sup>2</sup> block with direct access to the lakefront reserve, the property is perfectly equipped for those who love space and nature. Whether you're into boating, fishing, swimming, or simply soaking up the serenity, this home delivers it all in a peaceful cul-de-sac setting.

Inside, the home is thoughtfully designed for both comfort and functionality. The light-filled living areas make the most of the breathtaking lake views, with large windows framing the water from the living room, kitchen and master bedroom. A sunken lounge room with a beautiful built-in stone fireplace provides a cosy retreat, while the formal dining area is perfect for family dinners or entertaining guests. The recently renovated kitchen is equipped with sleek stone benchtops, dishwasher and modern appliances.

Accommodation includes three spacious bedrooms, each with built-in robes, plus a separate study that can easily function as a fourth bedroom. The master suite is a true highlight, featuring its own deck access with stunning views across the lake, along with a walk-in robe and ensuite. A centrally located two-way bathroom adds further convenience for guests or family members.

Outside, the lifestyle on offer is hard to beat. The double garage includes rear access and

Property ID:	L22176875
Property Type:	House
Garages:	2
Land Area:	1459.0 sqm

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there's ample off-street parking for boats, caravans, or trailers. A fully fenced backyard includes a gate leading directly to the lakeside reserve, where you can launch a kayak, take a morning swim, or enjoy peaceful waterside walks.

This superb location offers easy, level access to the local shops, including cafes, a general store, newsagency and post office, with the option of a quick drive to the heart of Ulladulla and its amenities. Spend your days at nearby parks or soaking up the sun at beautiful Burrill Beach, with the boat ramp also close by for spontaneous days on the water.

With a combination of space, style and an unbeatable position on the lake, this home offers an exceptional lifestyle opportunity that's becoming increasingly hard to find. An inspection is an absolute must to fully appreciate everything this lakeside haven has to offer.

Additional features:

- Solar power, ceiling fans
- Circular driveway with ample off street parking
- Chicken coup
- Add your own finishing touches – rear entertaining deck, pergola and laundry fit-out, provisions for ducted air conditioning