



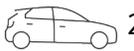
## Charming Coastal Cottage in the Heart of Ulladulla



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### 78 Deering Street, Ulladulla

#### Price By Negotiation

Welcome to a place where charm, comfort and location come together in perfect harmony. Just 250 metres from Ulladulla's vibrant shopping strip and a gentle stroll to the sparkling shores of Rennies Beach, this beautifully renovated cottage invites you to slow down and enjoy the simple pleasures of coastal living.

Set on a sunlit corner block east of the highway, and within easy reach of the iconic Ulladulla Lighthouse, Bombie Beach and peaceful coastal trails, the lifestyle here is all about connection, to nature, to community and to a sense of calm.

From the moment you arrive, the soft grey and white exterior gives a nod to modern beachside elegance, while inside, rich hardwood floors, high 9-foot ceilings and a bright airy layout reflect the timeless charm of cottage living. There are two inviting bedrooms with ceiling fans, a bright and cosy north-facing sunroom and a welcoming living space complete with reverse-cycle air conditioning and ceiling fan for year-round comfort.

The kitchen is simple and functional with electric cooking and ample storage. While a second toilet and handy laundry/wet room add everyday practicality.

Outdoors, take in glimpses of the escarpment and enjoy the sunny aspect from your low-maintenance garden. The property also includes side access to a newly built garage and

<b>Property ID:</b>	L34055282
<b>Property Type:</b>	House
<b>Garages:</b>	1
<b>Carports:</b>	1
<b>Land Area:</b>	841.0 sqm

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carport, perfect for beach gear, bikes, or vehicles.

Currently a popular holiday retreat returning approximately \$30,000 per annum, this delightful cottage offers a wonderful opportunity, whether you're dreaming of a weekend escape, a charming forever home, or a savvy coastal investment.

Come and experience the warmth and charm of 78 Deering Street, your peaceful place by the sea.