



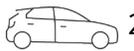
Elevated Coastal Home with Ocean Views



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13 Vigilant Street, Ulladulla

Price By Negotiation

Positioned high and proud beside a peaceful reserve, this spacious family home captures sweeping ocean views, while offering privacy, space and an ultra-convenient Ulladulla location. Designed for growing families or those needing space to spread out, the floorplan offers excellent separation across three levels.

On the main living level, light-filled open plan living and dining flow seamlessly onto a generous balcony, the perfect spot for your morning coffee while taking in the ocean and coastline views. The large kitchen sits at the heart of the home, complete with stone benchtops, ample storage, island bench seating and an oversized walk in pantry. This level also includes the master bedroom with ensuite and walk-in robe which features stunning views as far as Point Perpendicular.

Upstairs, a huge family room opens to another elevated balcony with panoramic coastal views, ideal as a second living zone, teenage retreat or guest space. Two additional bedrooms and a bathroom complete this level.

Downstairs offers a double garage plus a separate office or studio space, perfect for working from home or a hobby room. Step outside to a fully fenced backyard with established gardens and direct reserve boundary, offering privacy, greenery and a peaceful setting rarely found so close to town. The covered patio provides a protected outdoor entertaining area overlooking

Property ID:	L984285
Property Type:	House
Garages:	2
Land Area:	779.0 sqm

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the lawn, with space for kids, pets or future landscaping additions.

This is a location that makes life easy, walk everywhere!

- 500m to Ulladulla Primary School
- 700m to Ulladulla Leisure Centre
- 800m to Ulladulla CBD
- Minutes to harbour, beaches and boat ramps

Features at a glance

- Elevated reserve-side position with ocean views
- Large four bedroom, three bathroom home
- 20-panel 5kW solar system
- Reverse cycle air conditioning x 2 and ducted air-conditioning
- Double garage with internal access
- Separate home office / studio space
- Generous internal storage throughout

This is the ultimate combination of elevation, outlook and convenience – a spacious coastal home in a tightly held, family-friendly pocket.