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**house for sale**

55 Emerald Crescent Turingal Head
\$455 000
4 bedrooms + 2 bathrooms + 2 car garage
large workshop/shed + garden shed

Ocean Views from The Living and Entertaining Areas!

Why would you go through the lengthy headache of building a home from scratch when you could buy this as new 4 bedroom, 2 bathroom home at a fraction of its replacement cost. Situated on over an acre (5022m²) of manicured lawns and landscaped to perfection this is a home anyone would be proud to call their own.

Internally the home boasts multiple living rooms, slow combustion heater, reverse cycle air-conditioning and a magnificent kitchen.

Externally the property features a large 7 x 9.2m triple bay workshop with power & water at hand. A second smaller garden shed at the rear keeps the garden gear handy while not taking up valuable space in the main shed. Excellent access to the surrounds of the home means there is room for boats, caravans or even heavy machinery.

The full double garage is the place to keep the family cars.

Home is still covered by New Home Warranty until May 2012

Other features of this beautiful property include town water with additional rain water tank, tiled living areas, fully covered entertaining areas, easy proximity to both Merimbula and Tathra (approx 12 minutes to each) and yet situated in a very quiet area. Sealed road frontage.

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