







Rare Absolute Waterfront on Tightly Held Crammond Avenue

5 3 2 771m2

Positioned on one of Bundeena's most sought-after waterfront streets, this remarkable residence offers something increasingly difficult to find an established home with an extraordinary connection to the water, private beachfront access and panoramic views across Port Hacking.

Originally built in the 1970s by a builder as his own retirement residence and now offered by only its second owner since the builder, the home's established footprint and immediate connection to the waterfront are part of what makes this property so unique.

Set in an elevated position with terraced gardens flowing all the way to the water, the home enjoys a prized nor-nor-west aspect and sweeping 180-degree views across Bonnie Vale, Port Hacking and the Royal National Park toward Maianbar and Cronulla.

Step directly from your backyard onto the calm waters of Port Hacking for a swim, paddleboard or kayak, while established rainforest-style gardens provide exceptional privacy and tranquillity.

· Absolute waterfront with direct access to Bonnie Vale and Port Hacking
· Secluded beachfront setting with secure staircase to the water
· Prized nor-nor-west aspect with spectacular panoramic views

Price	Contact Agent
Property Type	Residential
Property ID	338
Land Area	771 m2

Agent Details

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Office Details

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· Elevated position with terraced gardens to the waterfront
· Five bedrooms including versatile rumpus room with separate access
· Potential for self-contained accommodation, subject to approval
· Double-brick ground floor and charming open-plan living
· Three generous outdoor entertaining areas with power and lighting
· Storage for kayaks, paddleboards and surfboards
· Kitchen with water views, updated appliances and premium water filtration
· Solar power with 17 panels and Sonnen 8-battery storage
· Three large water tanks
· Double garage
· Meticulously maintained and cared for.
· Comprehensive security system
· Walk to Bonnie Vale Beach, Bundeena village, cafés, Royal National Park and ferry wharf

Sit and enjoy amazing sunsets over the water and Royal National Park from your lounge, kitchen, bedroom or the many beautiful outdoor areas of the property and surrounding areas for the rest of your life.

Offering complete privacy while remaining moments from the heart of Bundeena, this is an exceptional permanent residence, luxury weekender or family retreat.

Few properties offer such an immediate connection to the water, and even fewer in a position this tightly held.

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