

Auction

45 Crammond Ave, Bundeena



## Absolute Waterfront Home with Rainforest Gardens, Panoramic Views & Direct Beach Access

A rare opportunity to own an absolute waterfront home in one of Bundeena's most tightly held locations. Backed by lush, established rainforest gardens and fronted by breathtaking views over the Hacking River and Cronulla, this private five-bedroom residence offers a seamless lifestyle of nature, comfort, and convenience.

With direct water access, multiple entertaining decks, solar power, high-end security, and only a short walk to beaches, cafés, shops, and the ferry to Cronulla, this home is the perfect sanctuary for those seeking tranquility without compromise.

- Absolute waterfront with secure staircase and non-slip grip to the water
- Three generous decks with power access and lighting — perfect for entertaining
- Storage for kayaks, paddleboards and surfboards under main deck
- Five bedrooms (two with water views), rumpus room with separate access
- Open plan living/dining with panoramic views over Hacking River and National Park
- Gas heating connection, plus BBQ gas point on lower deck
- Corner patio with chiminea, outdoor shower and rainforest garden lighting

 5  3  2  771 m2

Price	Auction
Property Type	Residential
Property ID	338
Land Area	771 m2

### Auction

Saturday 1 November, 2:00 PM

### Inspection Times

Sat 11 Oct, 1:00 PM - 1:30 PM

### Agent Details

Jonathan Tringas - 0481 314 424

### Office Details

Kyeemagh Office  
166 Bestic Street Kyeemagh, NSW,  
2216 Australia  
02 9335 9800

**TRINGAS** PROPERTY

- Kitchen with views, new appliances, and premium water filtration system
- Security shutters, mesh screens, security cameras, alarms and intercom
- Solar power system with 17 panels and Sonnen 8-battery storage
- Double garage with remote entry and additional roller shutter security
- Landscaped gardens, herb garden, watering systems and Port Jackson fig coverage
- Short walk to Bonnie Vale Beach, Horderns Beach, shops, cafés and National Park
- Easy ferry access to Cronulla, then one train to Sydney CBD and Eastern Suburbs
- Located in a quiet street with no surrounding short-stay rentals

#### Lifestyle & Location:

This home offers the best of both worlds: immersed in nature with uninterrupted views across to Cronulla and the heads, yet just minutes from Bundeena village life. Whether you're looking for a permanent residence, a luxury weekend retreat or a multigenerational family home, this property is move-in ready and impeccably maintained.

Contact us today to arrange a private inspection of this truly special waterfront property in Bundeena.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.