

## FOR SALE

### SOLD BY FIONA JOHNSON

The first house on the left as you approach Brunswick Heads from the south, this charming 1940's character filled home is opposite nature reserves with picturesque Simpson's Creek at your doorstep. Ideal location for those who enjoy morning walks or exploring pristine, estuarine habitats on kayak or stand up paddle board. Lovely swimming holes just across the road and the corner block is set back from Tweed Street, allowing plenty of parking space for friends or visitors.

- \* Brushbox hardwood floors, architraves, frame and cladding
- \* High ceilings, ornate cornices and yesterday charm
- \* Spacious paved & covered outdoor entertaining area
- \* Shady timber decks on three sides for all year round comfort
- \* Three oversized bedrooms & two bathrooms
- \* Self contained guest quarters + free standing studio/office
- \* Extra height double lock up garage with access off Minyon Street
- \* Scope to build secondary dwelling, subject to council consent
- \* Easy walk to local fruit shop, bowling club and 24 hour gym
- \* Opposite Simpson's Creek Reserve and Pilgrim Memorial Park
- \* Easy 10 minute walk from patrolled beach and surf club
- \* Well established gardens with Mango and Frangipani trees

This property boasts a fantastic location for operating home business with passing trade and easy to find location ideal for holiday accommodation. Seller will all consider serious offers prior to Auction.

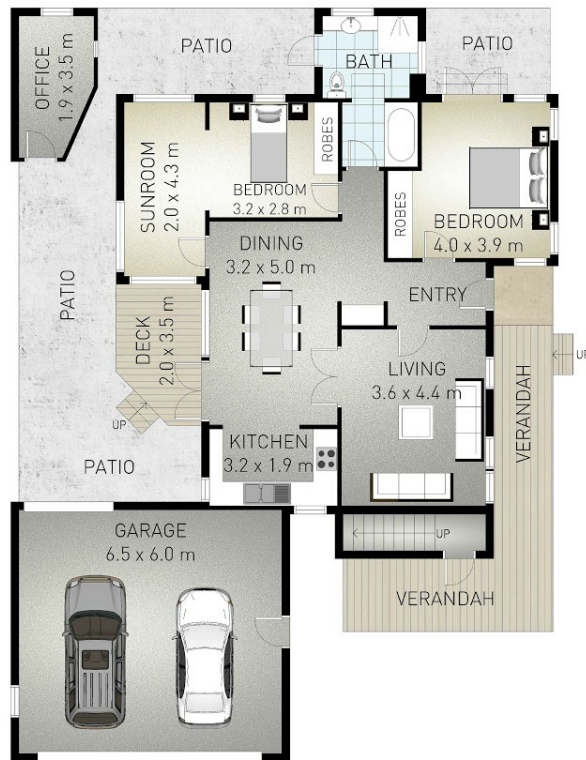
3 BED | 2 BATH | 2 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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 2    
 2  
 Internal: 169 m<sup>2</sup> | External: 59 m<sup>2</sup> | Total: 228 m<sup>2</sup>

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.