



FOR SALE

AN ABSOLUTE GEM

Sheridan Real Estate is proud to offer for sale by auction this incredible home in a fantastic beachside location.

Surrounded by other classic refurbished beach houses, this small enclave of beautiful, quintessential coastal cottages is a standout feature of South West Rocks. Add this to the fact that it is only a 300m walk for your toes to be touching the white sand of the stunning beaches in town and we have a very special offering.

The beach house has the appearance of a classic timber cottage, however the owners have painstakingly renovated just about every feature in the home and added space to create a larger living area off the well-appointed kitchen and modern, very tastefully designed bathroom and laundry.

Sitting on 3 street frontages, with 3 bedrooms, lounge room and combined kitchen/living area, the high ceilings (10 ft) and thoughtful design create a sense of space which is very inviting. Beautiful, original timber floors were kept where possible and new timber floors were added to match. Ornate ceiling cornices and other features place you in a time where life was simple and time was slow, where you can switch off from the busyness of the outside world and relax into your warm and nurturing home.

The list of improvements is extensive, including a new roof, new exterior cladding, stunning timber doors, commercial grade windows throughout, classic front verandah and bay window, new bathroom with bath, new kitchen, beautiful, professionally landscaped gardens, the list goes on.

This is a unique opportunity to own a classic home in an incredible location, walking distance to everything in town and the beaches. Try and find another one like this, it is very rare. It could be a long time before anything like it comes to market, especially with the work that has been done.

A further bonus is that plans have been done up, ready to be submitted to council for approval, to rebuild the carport with a studio above which has rear lane access. This could generate income for you while you enjoy the lifestyle that South West Rocks has to offer or use it as a guest house for when family and friends come to visit, as they surely will.

3 BED | 1 BATH | 2 CAR

PRICE:
Auction

OPEN FOR INSPECTION:
N/A



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23 Landsborough Street, South West Rocks

Total size: 103m²

All measurements have been created digitally. These measurements are approximate only.



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.