



FOR SALE

SPACIOUS, LEVEL HOME IN AMAZING LOCATION

If you are looking for a spacious 3-bedroom home within walking distance to the beach, cafés and the heart of town, with an easy-care garden and flat, level access, then 1 Bayview Street is for you.

The home is a solidly built duplex on a Torrens title (not strata), meaning no body corporate or strata fees. The vendors purchased the property when it was built and have enjoyed many years of holidaying here. It has also been a very productive holiday letting property when not in use. Being offered for the first time since construction, strong interest is expected, as homes in this tightly held location rarely come up. Set in a quiet street less than 500m from the beach, it sits in the prime part of the original village.

Features include a large double garage, an undercover outdoor entertaining area, and a very spacious open-plan living area with a combined lounge, dining and kitchen. The bedrooms are positioned at the rear of the home, down the hallway, providing privacy and quiet enjoyment.

The home offers a main bathroom and an ensuite, both of which have just been fully renovated, along with the laundry and separate toilet. With floor-to-ceiling tiles and fresh, modern finishes, these updates add significant value and are a real highlight of the home.

For those looking to retire in comfort, be close to everything, enjoy a one-level design and embrace a healthy, active coastal lifestyle, homes don't come much more attractive than this. Enjoy walks along the stunning beaches, swims in the crystal-clear bay, a leisurely stroll to the beach for a fish, or simply soak up the café scene — it's all on offer here.

The property has operated successfully as a holiday let and is highly sought after by repeat guests year after year. The returns are already in place, along with an established customer base. With some updates to the living area, there is potential to further enhance both appeal and returns.

Offering potential on many levels, if this property is of interest, don't hesitate to contact Phil Sheridan on 0413 520 435 or Kasey-Joe Sheridan on 0476 256 305 to arrange your inspection.

3 BED | 2 BATH | 2 CAR

PRICE:
\$1,100,000

OPEN FOR INSPECTION:
N/A



Phil Sheridan
0413520435

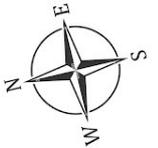
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1 Bayview Street, South West Rocks

Total Size: 162m²

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.