



# FOR SALE

## WATERFONT RESERVE, ACCESS TO SUSSEX INLET!

Nestled on 834 square metres of prime real estate, this charming bright & modern 2-bedroom house at 24 Ellmoos Avenue offers the perfect blend of comfort and coastal living in the sought-after Sussex Inlet.

Whether you're seeking a peaceful retreat, holiday escape, or investment opportunity, this property delivers exceptional value in one of the South Coast's most desirable locations backing onto a waterfront reserve.

Step inside to discover a thoughtfully designed open plan home featuring a comfortable lounge area perfect for relaxation and entertaining. The residence boasts practical built-in storage solutions throughout, including built-in wardrobes in the bedrooms that maximise space and organisation. Climate control is effortless with air conditioning ensuring year-round comfort for you and your guests.

The property's outdoor offerings are truly impressive, featuring a large deck looking onto the level grassy yard and reserve. Entertain and cater to every lifestyle need:

Enjoy a coffee or evening drinks out the back deck.  
Such a rare setting only a 2min walk from the great amenities of the main street!

- Practical large shed offering abundant storage for tools, equipment, and recreational items. Also featuring a rear roller door for boat access!
- Generous 834-square-metre block providing plenty of space for gardens, play areas, or future development (stca)

Side access is great for vehicles, boats, or caravans - essential for the coastal lifestyle that Sussex Inlet offers.

Sussex Inlet's strategic location places you approximately 150 kilometres south of Sydney, making it an accessible escape from city life while maintaining convenient transport links.

2 BED | 1 BATH | 4 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



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