



FOR SALE

ENDLESS POTENTIAL - MINUTES WALK TO SWAN LAKE AND CUDMIRRAH BEACH...!

Located in one of Cudmirrah's most sought-after pockets, this light-filled, three-bedroom home offers relaxed coastal living just a 5 minute stroll from the shores of beautiful Cudmirrah Beach and Swan Lake.

With a spacious open-plan layout and a generous level backyard offering privacy and space for the kids or pets to play, plus the bonus of a large garage with potential to be a studio space. This home offers exciting potential to renovate, add a level (STCA), or simply enjoy the coastal lifestyle.

- Open plan living, dining and kitchen
- Three well-appointed bedrooms and a rumpus room
- New laundry with second toilet
- Low maintenance, sundrenched backyard
- Ideal investment opportunity with strong potential for permanent or holiday rental return
- Located just a 1-minute drive to the pristine sands of Cudmirrah Beach and 5-minutes to Berrara Beach

Offering exceptional potential, this property allows you to take advantage of its ideal position and spacious block. Renovate, rebuild, or simply enjoy the easy charm of the original beach house.

Council rates are approximately \$535 per quarter.

Don't miss out on the opportunity to call this unique property and lifestyle your own.

So why wait?

Private booking to view are a must, call Jessica on 0430 117 048

"The way real estate should be"

3 BED | 1 BATH | 5 CAR

PRICE:
\$1,100,000

OPEN FOR INSPECTION:
N/A



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