



# FOR SALE

## A QUIET, CONVENIENT LIFESTYLE OR INVESTMENT IN THE HEART OF TOWN

Tucked away in a peaceful back street just moments from everything, this neat and tidy one-bedroom unit offers an easy, relaxed way of living. From your front door it's less than a three-minute walk to Horseshoe Bay, local cafés, shops, and the main street — the best of South West Rocks right at your fingertips.

Set within a small, friendly complex, the community feel here is genuine. Neighbours look out for one another and the atmosphere is calm and welcoming, making it an ideal option for someone wanting security and simplicity at an affordable price.

The unit itself feels incredibly cosy, with palms and hedges surrounding the front verandah and creating a private, leafy little pocket to enjoy. Inside, the layout is practical and low-maintenance, with a combined bathroom and laundry, open living space, and fresh natural light throughout.

It's a perfect fit for an elderly resident, single occupant, or someone seeking a quiet coastal base — and yes, pets like a small dog or cat would be right at home here. A comfortable home in a prime location, offering the lifestyle that makes South West Rocks so loved.

As an investment, it comes at a fantastic entry level price to allow you to put some of your hard-earned savings into. A good, solid return and the location is always going to be in demand as the town grows being only a few minutes' walk to the shops and beach bringing with it the potential for capital growth.

If this is of interest, please get in touch to arrange an inspection.

Phil Sheridan – 0413 520 435  
Kasey-Joe Sheridan – 0476 256 305

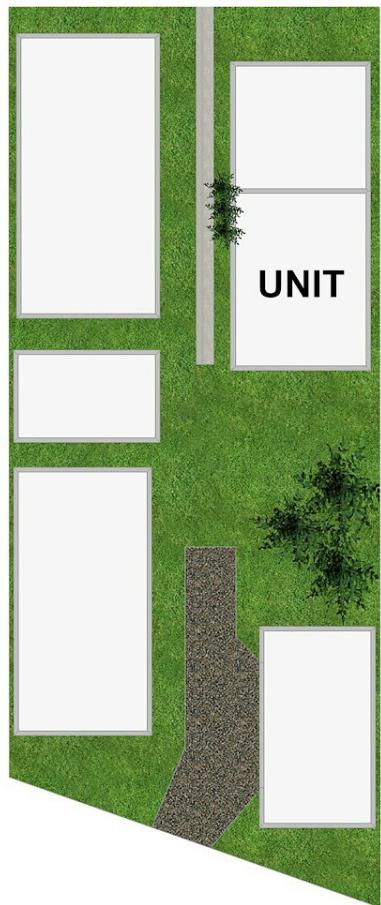
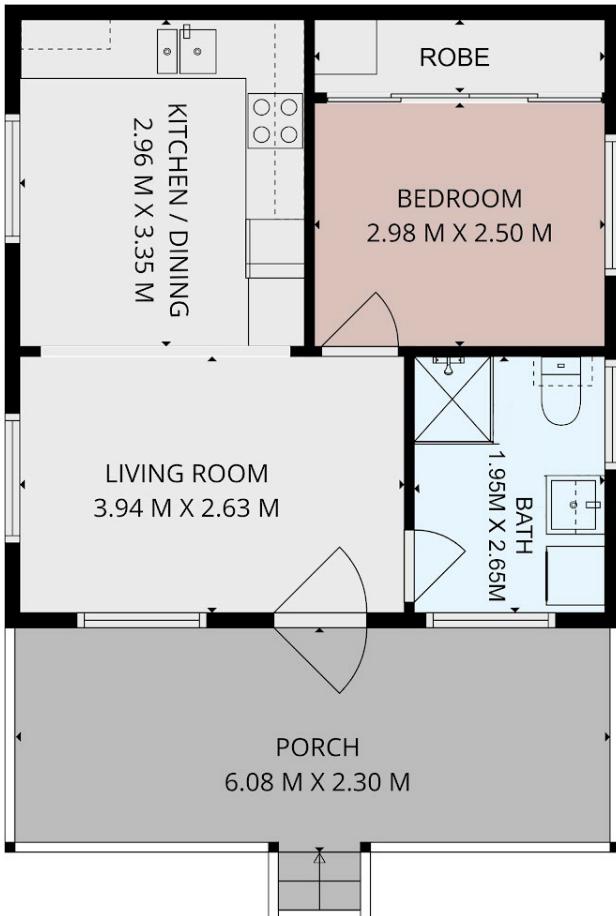
**1 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$405,000

**OPEN FOR INSPECTION:**  
N/A



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**SRE**  
SHERIDAN REAL ESTATE

**6/7 Baldwin Street, South West Rocks**

**Total Size: 36m<sup>2</sup>**

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.

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