



# FOR SALE

## RENOVATOR'S DREAM WITH VIEWS, SPACE & SERIOUS POTENTIAL

Set in one of South West Rocks' most tightly held and peaceful pockets, 3 Government Road presents a rare opportunity to secure a solid home with breath-taking outlooks and enormous scope to add value.

Positioned on a generous 835.6m<sup>2</sup> block, this elevated property captures sweeping ocean and hinterland views, with outlooks in almost every direction. Homes in this part of town are highly sought after for their tranquillity, natural beauty, and long-term growth appeal.

The home itself is well-built and functional, offering a fantastic canvas for renovation or modernisation. Inside, you'll find spacious living areas filled with natural light, a practical kitchen layout, and good-sized bedrooms. The wrap-around balcony is a standout feature, providing the perfect vantage point to take in the surrounding scenery and coastal breezes.

Downstairs, the oversized garage and workshop area adds flexibility for storage, hobbies, or future reconfiguration.

Out the back, the expansive, level yard is a rare find—ideal for families, entertaining, future landscaping, or potential extensions (STCA). With space like this and views already in place, the possibilities are significant.

Quiet, elevated, and surrounded by quality homes, this is a location where renovated properties are tightly held and consistently in demand.

Whether you're a renovator, investor, or someone looking to create their dream coastal home, 3 Government Road is a chance to buy into an exceptional position and unlock its full potential.

Homes with this position, land size, and outlook don't last—book your inspection with Phil 0413 520 435

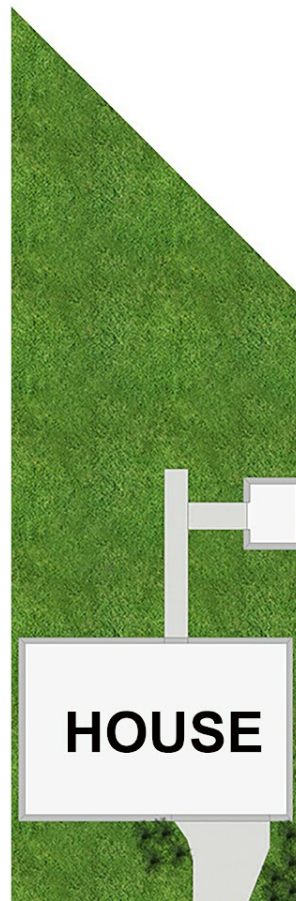
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$875,000 - \$895,000**

**OPEN FOR INSPECTION:**  
**N/A**



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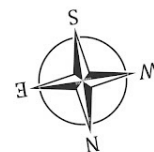


**SRE**  
SHERIDAN REAL ESTATE

## 3 Government Road, South West Rocks

Total Size: 209m<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.