



# FOR SALE

## MODERN TERRACE HOUSE WITH SCENIC BUSH OUTLOOK

Offering modern living with a practical, family-friendly layout, 4/9 John Shaw Close is ideal for families, investors or those seeking a low-maintenance holiday base. Cleverly designed for dual living with creative, functional features.

Downstairs features an open-plan kitchen, living and dining area flowing to a private, grassed courtyard that backs directly onto natural reserve — perfect for kids, pets or entertaining. There is also a bedroom and bathroom, as well as an internal sunny courtyard that brings the sun into the heart of the home. Completing the downstairs is a single lock-up garage with internal access.

Upstairs includes a dedicated living/lounge space with a sink and kitchenette area, providing a flexible zone for children, guests or separation from the main downstairs living area. Three well-proportioned bedrooms, two more contemporary bathrooms and good storage complete this level of the home.

This home is set in a quiet, well-maintained complex close to local amenities, schools, walking tracks and the delightful crystal-clear “Back Creek” that flows out into the bay.

For more information or to arrange an inspection, contact:

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

**4 BED | 3 BATH | 1 CAR**

**PRICE:**  
**\$749,000 - \$769,000**

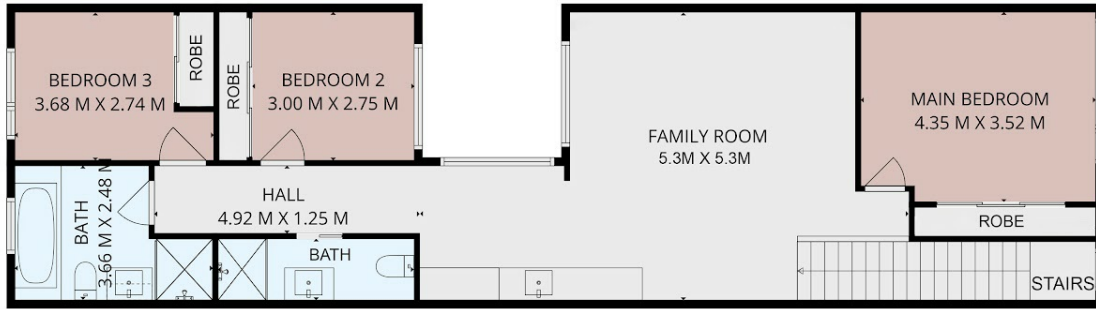
**OPEN FOR INSPECTION:**  
**N/A**



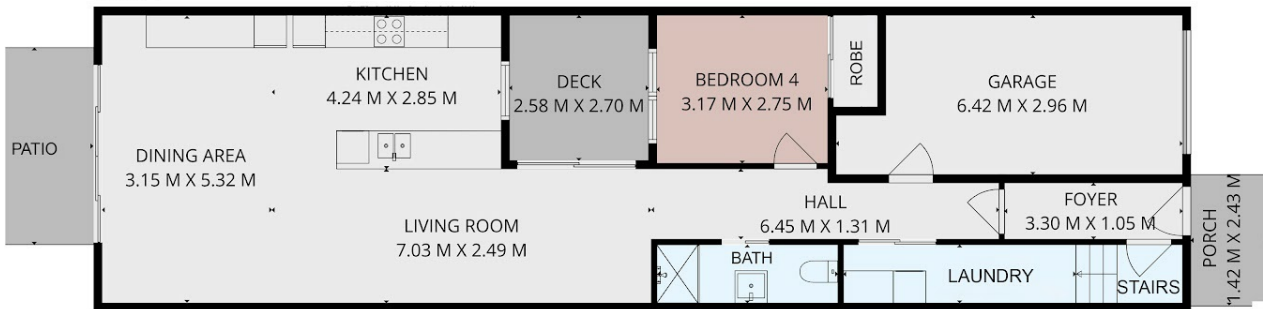
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# HOUSE



Floor 1



Ground Floor

**SRE**  
SHERIDAN REAL ESTATE

**4/9 John Shaw Close, South West Rocks**  
**Total Size: 195m<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.