



# FOR SALE

## BEACHSIDE HOME WITH DUAL LIVING

Brimming with character and positioned just moments from the beach, this beautifully renovated beachside home offers an exceptional lifestyle opportunity in a highly desirable location. Recent renovations have been thoughtfully designed to create a second accommodation option, making it ideal for holiday letting, extended family living, or additional income potential.

The home showcases warm timber flooring complemented by a fresh coastal colour palette, with carefully selected wallpaper and fixtures enhancing the modern beachside aesthetic throughout. The functional and stylish kitchen features Corian stone benchtops and quality Bosch appliances, including a dishwasher. Two kitchen dining bars provide flexible casual dining options, while a large stacker door opens seamlessly to the rear covered entertaining deck—perfect for hosting family and friends.

Offering generous accommodation, the property includes five bedrooms and two bathrooms, providing ample space for families of all sizes. A large front yard adds to the home's appeal, offering room for children to play, outdoor entertaining, or future landscaping options.

Combining character, comfort, and versatility in a sought-after beachside setting, this is a standout opportunity to secure a quality home with multiple living possibilities.

Contact Dave today to arrange your inspection.

5 BED | 2 BATH | 0 CAR

**PRICE:**  
\$1,180,000

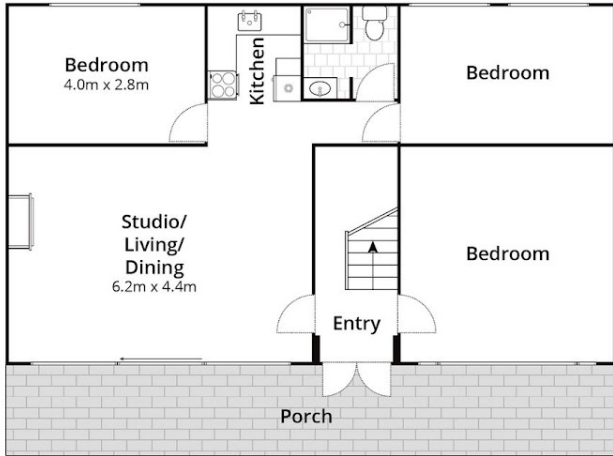
**OPEN FOR INSPECTION:**  
May 23 at 11:00am - 11:30am



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(Not In Position)



Lower Level



Upper Level

Approx House Area 205m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**55 Bluff Road, Emerald Beach**



**DAVE** REAL ESTATE  
**TOMPKINS**

**@realty**

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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