



# FOR SALE

## PERFECT, AFFORDABLE DOWNSIZER

Very neat and tidy home in a quiet street overlooking the bush.

If you are looking for a comfortable home, on one level with great access and at an affordable price this is worth your time to come and check it out.

Perfect for the downsizer with 2 good sized bedrooms, a bathroom with dual access, a large open plan living and kitchen area with access to an enclosed outdoor area giving you views out the back to the bush.

Great features for a relaxed lifestyle including big double garage with through access to the back area, a large level yard with room for the boat or van having access from a rear gate. Easy to maintain gardens and plenty of shed space keeps things practical and presentable, giving you more time to enjoy the many wonderful aspects of South West Rocks.

A great neighbourhood with street appeal and tucked away from the main streets yet only minutes to town and the beach.

If you have been considering that move, either for retirement or just to set yourself up for the future, this solid, practical home ticks a lot of boxes.

To book your private inspection, contact

Phil on 0413 520 435

OR

Kasey-Joe on 0476 256 305

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this

2 BED | 1 BATH | 2 CAR

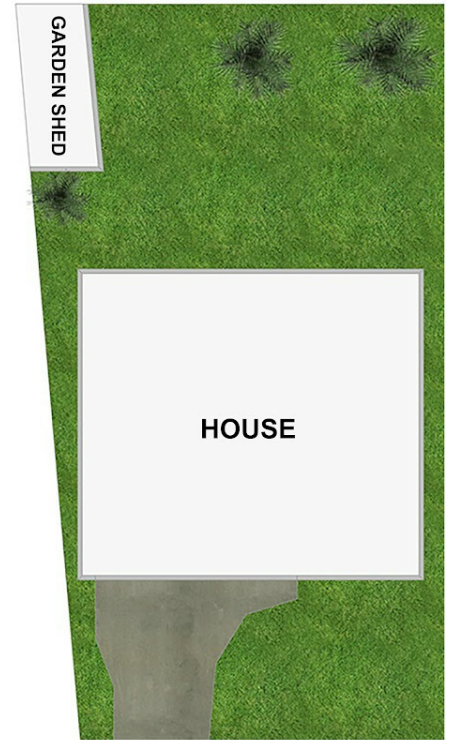
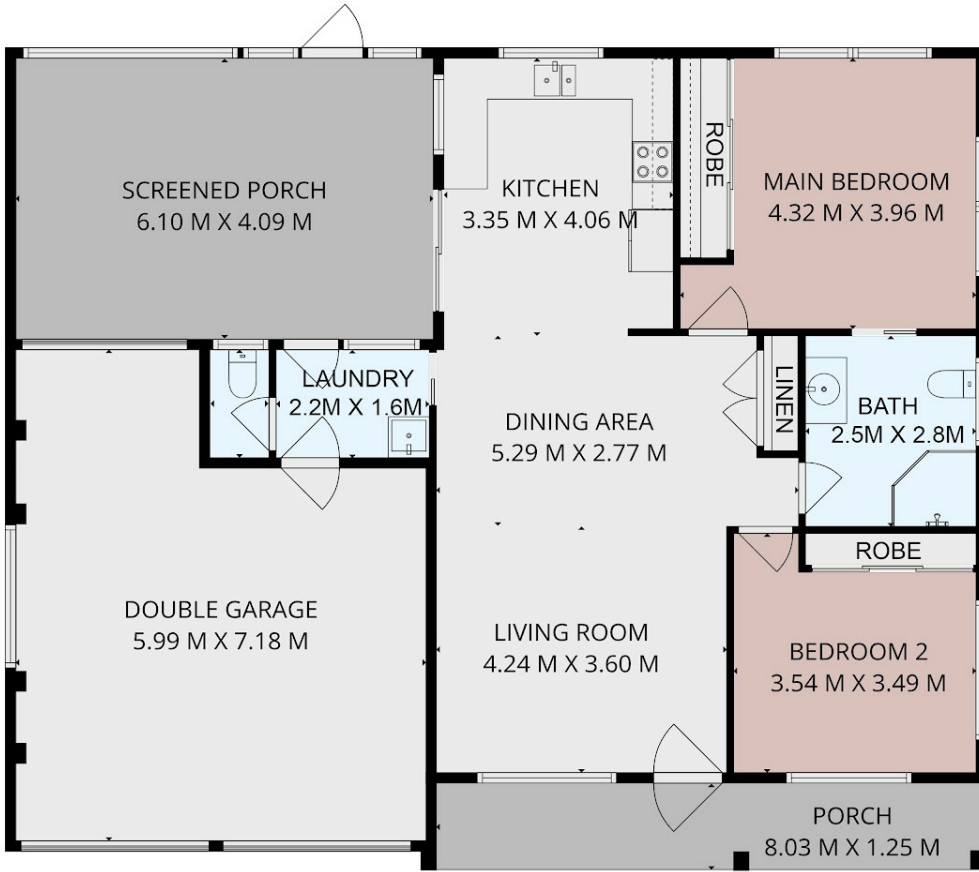
PRICE:  
\$730,000

OPEN FOR INSPECTION:  
N/A



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**38 Delmer Close, South West Rocks**  
**Total Size: 150m<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.