



FOR SALE

A SMART BUY WITH LOTS TO LOVE!

If you've been searching for an affordable first home, downsizing option or smart investment with warmth, privacy, and personality - this sunny sweet abode could be the one for you! Tucked away at the rear of a shared driveway with just one other independent, owner-occupied home, this well-secured cottage offers comfort and relaxed living in a sunny setting.

Fully fenced and gated, there's peace of mind for kids and pets, along with a carport, off-street parking, and a near-new garden shed for extra storage.

Inside, the home feels welcoming and spacious, with high raking ceilings enhancing the generously sized newly carpeted living area. Sunlight pours in throughout the day, while the adjoining sunroom creates the perfect place to unwind and soak up the warmth. Connect to the outdoors with ease through large slider doors. Lawns are flat, and gardens are minimal for those needing low-maintenance surroundings. Alternatively it's a blank canvas for the keen gardener - complete with the essential lemon tree.

The light-filled kitchen offers excellent storage and functionality, complemented by two bedrooms and a practical bathroom layout. Year-round comfort is covered with both a heat pump and woodburner, plus the bonus of a wetback system.

Positioned just a short stroll from the beach for walks, swimming or surfing, with schooling options and bus stops nearby.

- * Viewing by appointment or scheduled open homes
- * GV: \$450,000
- * Cross-lease title (freehold) – ½ share of 1,062sqm land
- * Floor area: 70sqm + sunroom + covered carport
- * Property information package available upon request
- * Roof updated approx 2018
- * Rates \$3,598.88 per annum

2 BED | 1 BATH | 1 CAR

PRICE:
Enquiries Over \$449,000

OPEN FOR INSPECTION:
N/A



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