



117 Collier Drive, Berrara

Effortless Coastal Living

Approximately 100m from iconic Kirby's Beach, this stunning Berrara beach house captures everything we love about coastal living.

Upstairs, the home reveals a spacious master with air-conditioning, a second bedroom, bathroom and a cosy parent's retreat opening onto the front deck. Enjoy ocean glimpses and that crisp, salty breeze all day long.

Downstairs features bedrooms three and four, a combined laundry/bathroom, and a second sitting area. At the rear, a thoughtful addition featuring soaring vaulted ceilings that frame an open-plan kitchen, living and dining space. Wide sliding doors spill out onto the oversized entertaining deck, the perfect spot for summer BBQs.

The fully fenced backyard is generous and beautifully kept, complete with a cabana, grassy lawns and gardens, plus handy rear access from Berrara Crescent. An option to include furniture means you can simply pack the Christmas lunch and move straight into your new holiday haven.

Locals love Cudmirrah and Berrara for their pristine beaches, untouched National Park, the calm waters of Swan Lake and the relaxed coastal lifestyle. Swim, surf, ski, explore the bush trails or

4 2 1

FOR SALE

\$1,250,000

AGENTS

Unity Naismith

0421 715 899

unaismith.sussexinlet@ljhooker.com.au

John Naismith

0475 362 647

jnaismith.sussexinlet@ljhooker.com.au

AGENCY

LJ Hooker Sussex Inlet

(02) 4441 2135

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



grab a morning coffee at the nearby Cuddy cafe;

Coastal living doesn't get better than this. Call John or Unity today to arrange your viewing.

MORE DETAILS

Property ID	AJ1S
Property Type	House
Land Area	872.6 m2
Including	Air Conditioning
	Toilets (3)
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Secure Parking
	Fully Fenced

Unity Naismith 0421 715 899

Salesperson | unaismith.sussexinlet@ljhooker.com.au

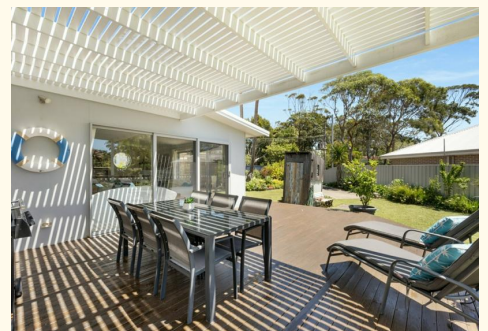
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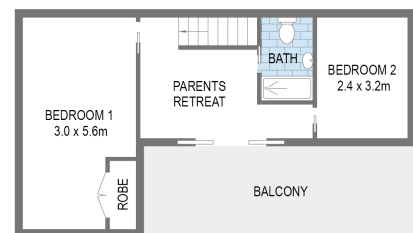
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GROUND FLOOR



FIRST FLOOR



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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