



50 Frederick Henry Parade, Cremorne

Cremorne - Dune-Side Living with a Front-Row Seat to the Waves

Ant's "Fluff-Free" Description...




Beachfront locations with direct access to the sand are rare - and this is one of them.

Let's not muck around: homes with direct beach access in Cremorne don't pop up every five minutes. Most people get "near the beach" (plus a 3 minute drive, 2 wrong turns, and no parking). This one gets you beside the dunes with direct access to the beach - the real deal.

Add water views, a big deck, solid storage, and year-round comfort and you've got a lifestyle property that's genuinely hard to replace once it's gone.

The Rare Bit (and why it matters)...

- Direct access to the beach via the dunes - not "sort of close", not "walk to the end of the street", not "bring your patience"

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FOR SALE

Expressions of Interest

AGENTS

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AGENCY

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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.

 **LJ Hooker**

- Tightly held beachfront-style position - opportunities like this don't come around often, and when they do, they don't hang about
- Water views from the outdoor living zone - your daily background noise is waves, not traffic

Outdoor Living - The Lifestyle You're Buying...

- Large concreted front deck - entertaining, morning coffees, sunset sessions, or just staring at the ocean like that's a productive hobby
- Balcony and patio zones (per floorplan) - multiple outdoor options depending on wind, sun, and mood
- Plenty of space to host family and friends without playing "who's sitting where" musical chairs

Inside - Light, Flow, and Practical Living...

- 3 bedroom layout with a modern finish
- Two bedrooms with built-in wardrobes (because coastal living comes with coastal gear)
- Open plan living and dining with excellent natural light
- A layout that works for everyday living, holiday mode, and everything in between

Kitchen - Simple and Functional...

- Gas stove included (runs off bottle gas)
- Practical workspace that connects easily with the living zone so you're not cooking in isolation like a sad reality TV challenge

Comfort - Tassie Weather Proofing...

- Daikin R32 heat pump (purchased May 2025) - efficient heating and cooling
- Freestanding wood heater - because some winters deserve flames and a decent playlist

Storage and Parking - Big Tick Here...

- Covered parking / covered area - handy for the car, the toys, or an all-weather setup
- Basement storage with two separate storage rooms - ideal for boards, bikes, tools, camping gear, fishing gear, and the "I'll sort it later" pile you absolutely will not sort later

Services and Key Property Information

- Tank water
- Septic system
- Council rates approx. \$2,787 p.a.

The Wrap...

If you're chasing rare, direct beach access with water views and a proper coastal lifestyle feel, this is the kind of property you don't overthink - because you might not see another one like it for a while.

Inspections are easy - tell me what day/time suits and I'll get you through.

Onwards and upwards to your slice of Cremorne beachfront paradise!

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	HBJ1F
Property Type	House
House Size	100 m2
Land Area	812 m2
Including	Air Conditioning Toilets (1) Fire Place Courtyard Balcony Deck Workshop Built-in-Robes Fully Fenced Water Tank

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50 Frederick Henry Parade, Cremorne
 House area: 100 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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