



13 Rawson Place, Cromer

Potential Plus, Spacious Full Brick Family Living

Positioned in a quiet, family-friendly cul-de-sac in Cromer Heights, this full brick home offers timeless character, generous proportions and exciting potential for the future. Built to last, the home showcases the strength and warmth of traditional construction, making it an ideal opportunity for families, renovators or those looking to add value in a highly sought after location. With a sunny aspect, district views and Ocean glimpses you have a great canvas to add value.

Inside, you'll find spacious living and dining areas filled with natural light and a practical floorplan designed for comfortable everyday living. The original kitchen needs replacement and bathrooms are neat and functional, while offering scope to modernise and create your dream space. Well sized bedrooms provide ample accommodation, and the brick structure ensures peace, privacy and year round comfort.

Set on a generous block, the property offers plenty of outdoor space for children, entertaining or future landscaping enhancements. Whether you choose to move straight in, renovate, or further enhance over time, the possibilities here are endless.

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AUCTION

Sat 7th Mar @ 1:00PM

VIEW

Sat 28th Feb @ 12:00PM - 12:30PM

AGENTS

Christian Ryals
0404 471 287
christian.ryals@ljhooker.com.au

Mark Bushell
0401 313 111
mark.bushell@ljhooker.com.au

AGENCY

LJ Hooker Dee Why
(02) 9971 2877

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.



Conveniently located close to local schools, parks, shops and transport, and just minutes to the beaches of the Northern Beaches, this is a rare opportunity to secure a quality built home in a tightly held pocket of Cromer.

A home with heart, history and outstanding potential —inspect and imagine the possibilities.

MORE DETAILS

Property ID	1MXYGAX
Property Type	House
Land Area	556 m2
Including	Ensuite Study Air Conditioning Built-in-Robes Area Views Carpeted Close to Schools Close to Transport Ocean Views

Christian Ryals 0404 471 287

Principal | christian.ryals@ljhooker.com.au

Mark Bushell 0401 313 111

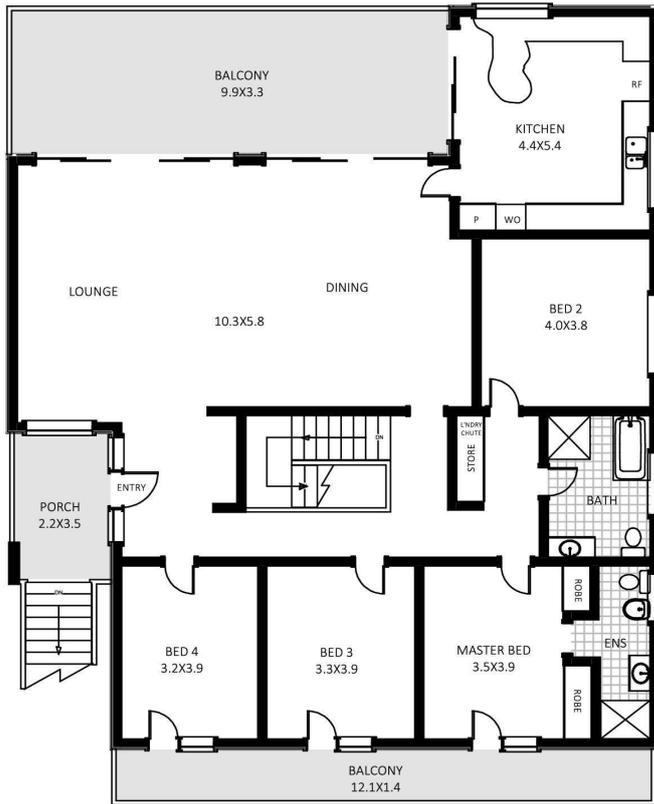
Sales Director | mark.bushell@ljhooker.com.au

LJ Hooker Dee Why (02) 9971 2877

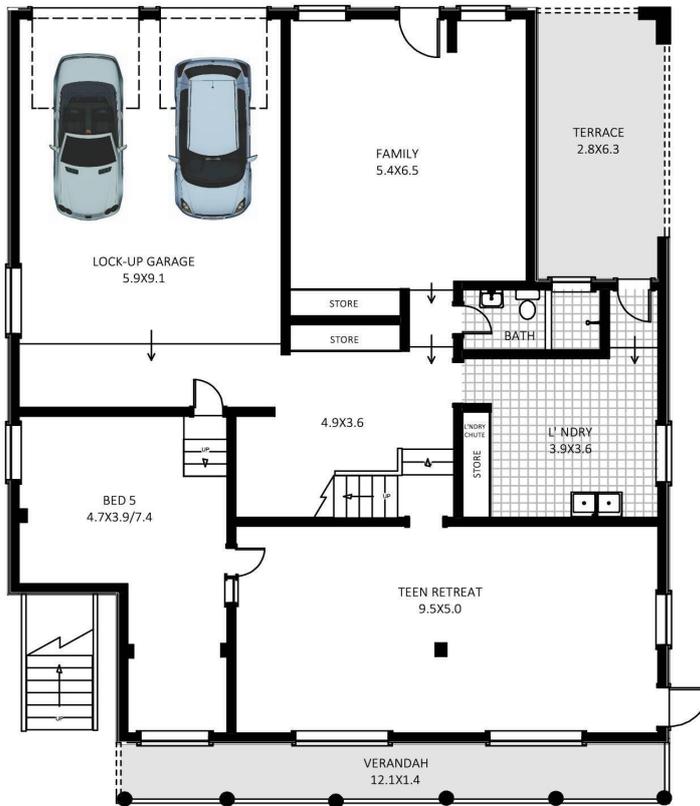
854 Pittwater Road, DEE WHY NSW 2099

deewhy.ljhooker.com.au | deewhy@ljhooker.com.au

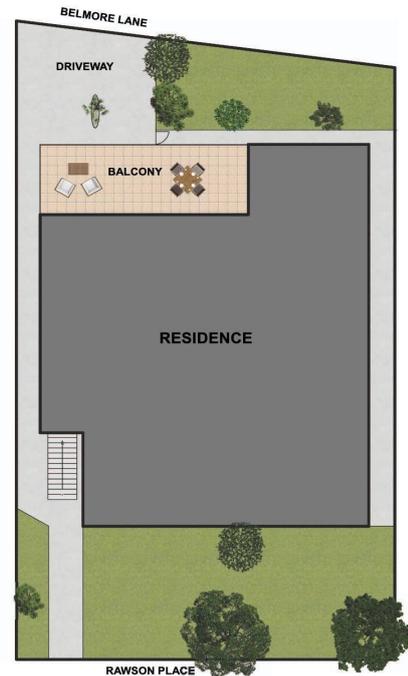




LEVEL 1

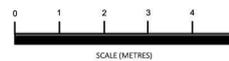


GROUND FLOOR



GENERAL SITE PLAN
(NOT TO SAME SCALE)

LJ Hooker
Dee Why



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Measurements are indicative and in metres. The site plan and floor plan are not to scale. Bushes and trees are placed for illustration purposes. Plans should not be relied on and interested parties should make and rely on their own enquiries.

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