



21 Cudmirrah Avenue, Cudmirrah

## Beach. Lake. Lifestyle.




Well-priced, well-located, and packed with potential! This 1960's gem won't last long.

Offering open plan living and dining that flows onto the original yet tidy kitchen. The bathroom services two generous bedrooms, one with built-in robes opening onto a versatile bonus space, the perfect spot for a home office, or easily converted into a third bedroom to instantly lift the home's worth.

Soak up the sunshine from the morning patio at the front or unwind in the rear sitting area to capture the last of the afternoon warmth. With side access to a single garage and external laundry, all set on a generous 784m<sup>2</sup> block that Cudmirrah is famous for, you've got space to spread out or extend.

Best of all, you're just 550m to Cudmirrah Beach, Swan Lake, Conjola National Park, and the local Cuddy Cafe.

It's classic. It's coastal. It's priced to sell. Call John or Unity today for your inspection!

2  1  1 

### FOR SALE

Please Call

### AGENTS

Unity Naismith

0421 715 899

[unaismith.sussexinlet@ljhooker.com.au](mailto:unaismith.sussexinlet@ljhooker.com.au)

John Naismith

0475 362 647

[jnaismith.sussexinlet@ljhooker.com.au](mailto:jnaismith.sussexinlet@ljhooker.com.au)

### AGENCY

LJ Hooker Sussex Inlet

(02) 4441 2135

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## MORE DETAILS

Property ID 4J1S  
Property Type House  
Land Area 784.1 m2  
Including Air Conditioning  
Toilets (1)  
Built-in-Robes  
Fully Fenced

### Unity Naismith 0421 715 899

Salesperson | [unaismith.sussexinlet@ljhooker.com.au](mailto:unaismith.sussexinlet@ljhooker.com.au)

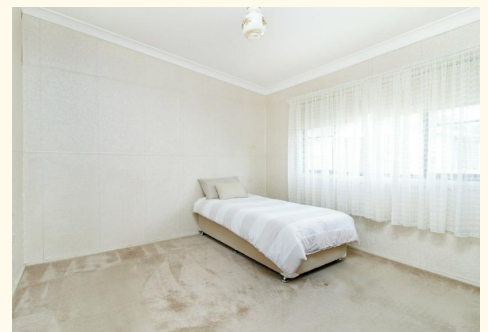
### John Naismith 0475 362 647

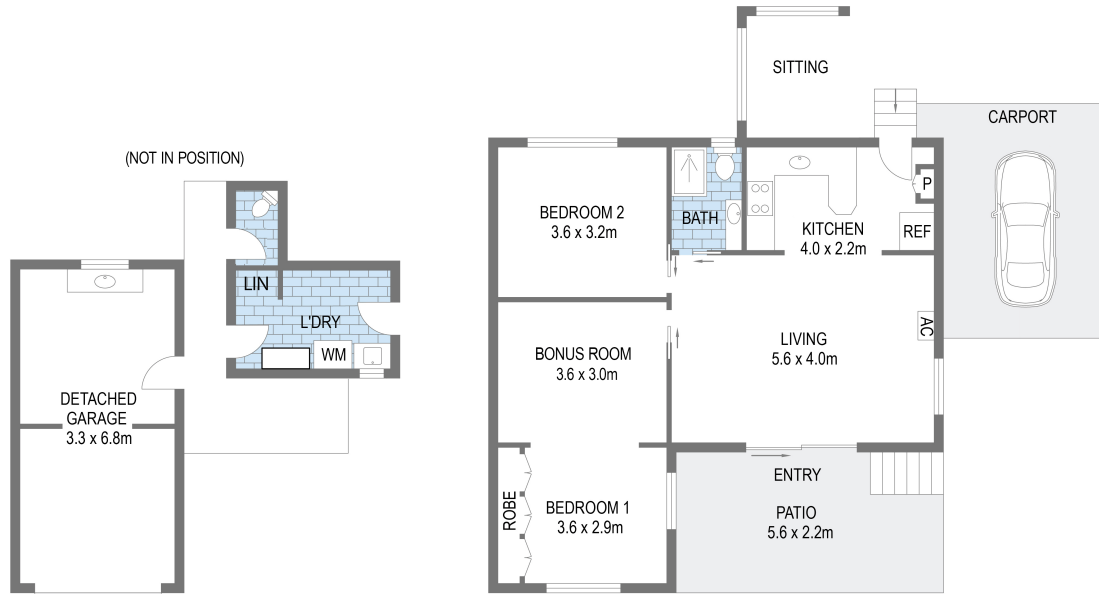
Salesperson | [jnaismith.sussexinlet@ljhooker.com.au](mailto:jnaismith.sussexinlet@ljhooker.com.au)

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Scale in meters. 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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