






32 Waratah Avenue, Cudmirrah

## Beach Days, Family Nights, Lifelong Memories

Set behind lush, established tropical gardens, the home feels like a private sanctuary from the moment you arrive. Mature palms, layered greenery and beautifully landscaped grounds create a sense of calm and seclusion that is rarely found.

Inside, the home reveals expansive light filled living spaces designed for relaxed coastal living. A separate lounge offers warmth and character with rich timber flooring and garden outlooks, while the impressive open plan living and dining area flows effortlessly to the outdoor entertaining zones. The kitchen sits at the heart of the home, featuring, a generous island breakfast bar and a seamless connection to both indoor and outdoor spaces, making entertaining effortless.

The outdoor areas are truly exceptional. A covered timber pergola overlooks the yard, framed by established trees and feature planting that creates a resort style atmosphere. This is a home made for long summer evenings, relaxed dinners under festoon lighting, children playing on the lawn and weekend gatherings with family and friends. Multiple decked areas provide space to unwind, entertain or simply enjoy the privacy of your own tropical retreat.

5  3  3 

**FOR SALE**  
\$1,600,000

**VIEW**  
By Appointment

**AGENTS**  
Zoe Hall  
0468 817 504  
zhall.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.

 **LJ Hooker**

The main residence offers three generous bedrooms, including a beautifully presented master suite complete with walk in robe and ensuite. The family bathroom has been tastefully updated with quality finishes, adding to the home's refined coastal aesthetic.

Adding significant versatility is the separate self contained granny flat. With two bedrooms, its own bathroom and kitchenette, it is ideal for extended family, guest accommodation, teenage retreat living or private work from home use. It provides genuine flexibility without compromising privacy.

Secure garaging and generous parking complement the expansive grounds, but it is the atmosphere here that truly sets this home apart. Private, established and undeniably special.

Homes of this calibre, presentation and flexibility are seldom offered to market. This is more than a residence, it is a lifestyle defined by beach days, family nights and lifelong memories.

## MORE DETAILS

Property ID	BWJ1S
Property Type	House
Land Area	846 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

**Zoe Hall 0468 817 504**

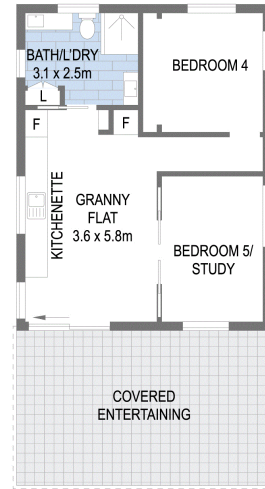
Principal | [zhall.sussexinlet@ljhooker.com.au](mailto:zhall.sussexinlet@ljhooker.com.au)

**LJ Hooker Sussex Inlet (02) 4441 2135**

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(NOT IN POSITION)



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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