



7 First Avenue, Cudmirrah

Renovate or Rebuild




Set on a quiet street just 350 metres from the beach, this simple fibro cottage presents an opportunity to renovate, reimagine or start fresh in a tightly held coastal position.

Occupying a large, leafy 768m² block, the value here is undeniably in the land and location. The existing improvements include a two-bedroom cottage, detached garages and an older-style granny flat, offering scope for those with vision.

The cottage features an open plan kitchen, living and dining area, centred around a cosy fireplace. Two good-sized bedrooms are complemented by a combined laundry and bathroom, with a separate toilet.

The property is currently tenanted, and inspections are available strictly by prior appointment.

Opportunities of this nature with large land, quiet street, Cudmirrah Beach at one end and National Park at the other are becoming harder to find. Call John or Unity today to find out more.

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FOR SALE

\$799,000

VIEW

By Appointment

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.

 **LJ Hooker**

MORE DETAILS

Property ID	BQJ1S
Property Type	House
Land Area	768.6 m2
Including	Toilets (1)
	Fire Place
	Secure Parking

Unity Naismith 0421 715 899

Salesperson | unaismith.sussexinlet@ljhooker.com.au

John Naismith 0475 362 647

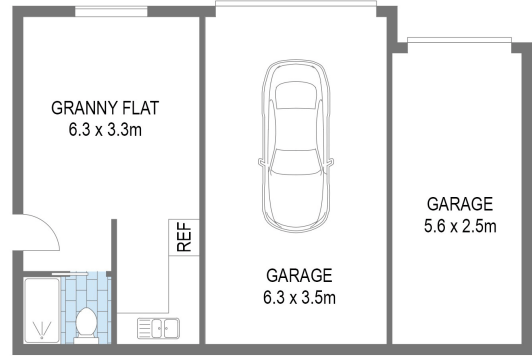
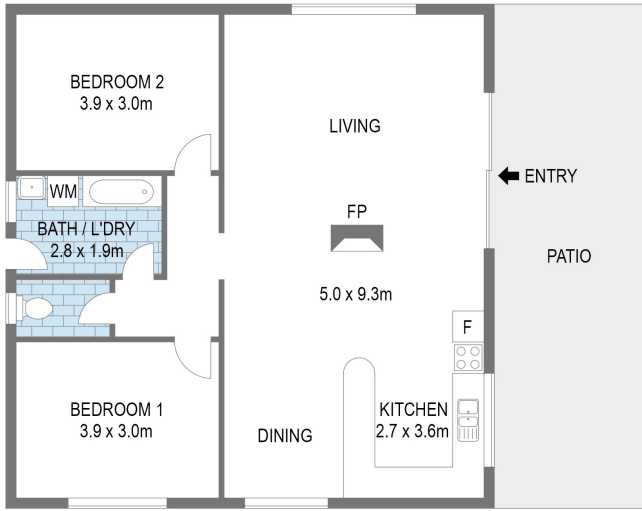
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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