



62 Ocean Parade, Noraville

## Charming Cottage + Studio on 733sqm Block

Located in the beachside suburb of Noraville, set on a 733sqm Block is this cannot miss opportunity.

The charming cottage features 3 large bedrooms, built in robe to master, renovated kitchen with dishwasher, stylish family bathroom, spacious living and dining, floorboards and air conditioning for year-round comfort. The property is complimented by the studio/teenage retreat that is perfect for those wanting a private office space or their very own man-cave/she-shed. The backyard has a laundry with separate toilet and a garden shed for storage.

This is the perfect chance to secure a fantastic property in a highly sought after area, contact William Davies on 0422 082 993 today to arrange your inspection!

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### FOR SALE

Please Call

### AGENTS

Damian Montgomery  
0414 856 932  
dmontgomery.budgewoi@ljhooker.com.au

William Davies  
0422 082 993  
wdavies.budgewoi@ljhooker.com.au

### AGENCY

LJ Hooker Budgewoi | Toukley  
(02) 4390 5555

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indicative of the property only.

## MORE DETAILS

Property ID	N9VHPC
Property Type	House
Land Area	733 m2
Including	Air Conditioning
	Toilets (1)
	Deck
	Dishwasher
	Floorboards
	Built-in-Robes

### **Damian Montgomery 0414 856 932**

Principal, Licensed Agent, JP |  
dmontgomery.budgewoi@ljhooker.com.au

### **William Davies 0422 082 993**

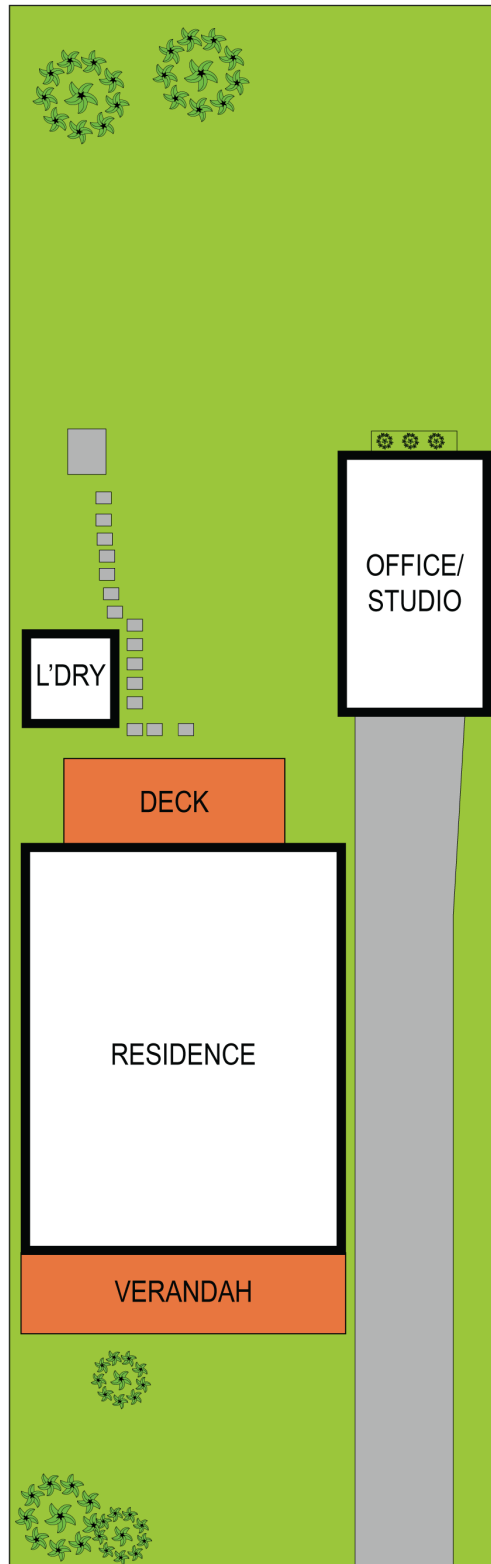
Sales " Licensed Agent | wdavies.budgewoi@ljhooker.com.au

### **LJ Hooker Budgewoi | Toukley (02) 4390 5555**

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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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