



## Sunshine Bay, 5 Cox Place

Sought After Location!

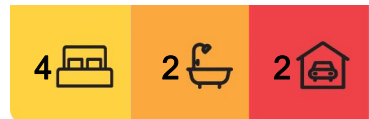
Located in a sought-after street is this brick veneer home backing onto a Council reserve with gate access, only 10 other properties on the cul-de-sac which ensures the quiet ambiance of the area.

The front of the home faces north, with the living area and two of the three decks getting great exposure to the north aspect. Glimpses of the ocean from the eastern side. Your living area is all on one level with the oversized double garage with internal access underneath.

Built around 2000, all the rooms are generous in size with plenty of natural light coming through the lockable windows. The open-plan living features a central kitchen with a gas cooktop, electric oven, and dishwasher sitting between the dining and living areas with a separate lounge opening onto the large covered front deck. The master bedroom has a walk-in robe, ensuite, and a private deck, the other two bedrooms have built-in robes, and



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**For Sale**  
Please Call

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**(02) 4472 6455**

there is also a study/office that could be an extra bedroom if required.

At the front of the property there is room to park your boat or caravan, the gardens are established and are setup with a watering system, fully fenced in Colourbond panels. There is full-height storage including an electric water heater underneath the home with access through the garage.

Sunshine Bay is a popular area, well located to shops, schools, and beaches. This home is vacant, so there is no delay in moving in.

Call today to book your private inspection.

## More About this Property

<b>Property ID</b>	124HF8F
<b>Property Type</b>	House
<b>House Size</b>	191 m <sup>2</sup>
<b>Land Area</b>	730 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (2) Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels Ceiling fans Drip Irrigation system for garden

### Rob Routledge 0414 235 976

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent | [rroutledge.batemansbay@ljhooker.com.au](mailto:rroutledge.batemansbay@ljhooker.com.au)

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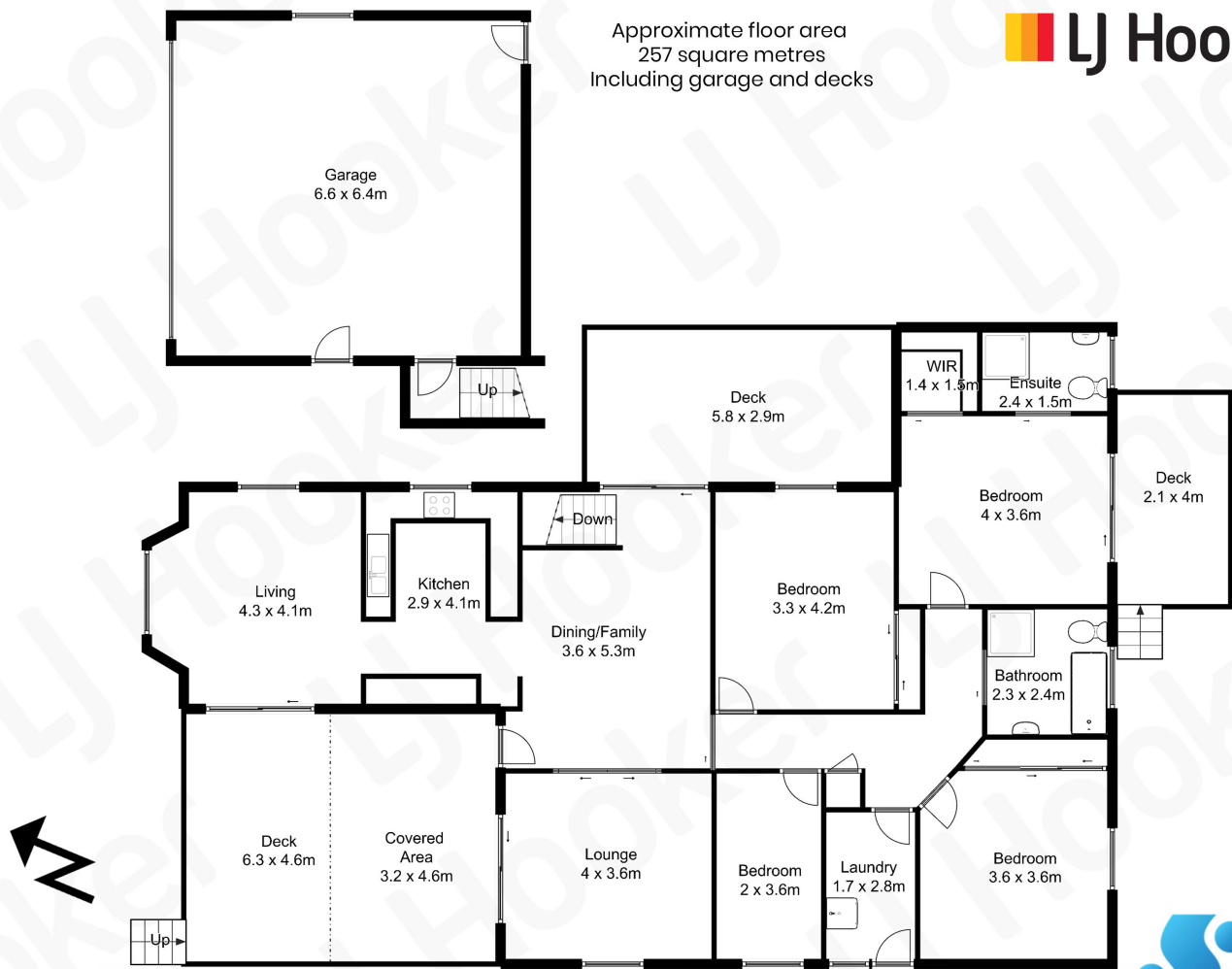
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Approximate floor area  
257 square metres  
Including garage and decks



All measurements are approximate and are intended as a guide only



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