

31A Lancing Avenue, Sussex Inlet

## Effortless Coastal Living




This modern duplex delivers fantastic value in the heart of Sussex Inlet, now enhanced even further after being lovingly owner-occupied. Designed around a central kitchen, the layout flows effortlessly through the lounge, dining and out to the alfresco, creating a relaxed space for everyday living. Two split-system air conditioners at either end of the home keep things comfortable year-round. Offering four bedrooms, each with built-in wardrobes, the main includes its own ensuite.

Step outside to discover the upgrades that make this home stand apart: improved gardens, a pergola that extends the outdoor living area, a dedicated fire pit area for cosy evenings, and a privacy blind that adds comfort and seclusion. The fully fenced yard remains perfect for pets and children to play safely.

Located just a five-minute drive to the beach, river, shopping and pristine national parkland, this home embodies low-maintenance coastal living with modern comfort.

Move-in ready and beautifully improved, this property makes relaxed coastal living an easy choice.

Let John or Unity show you through today!

4  2  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

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 9HJ1S  
Property Type DuplexSemi-detached  
Land Area 320 m2  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Remote Garage

### Unity Naismith 0421 715 899

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

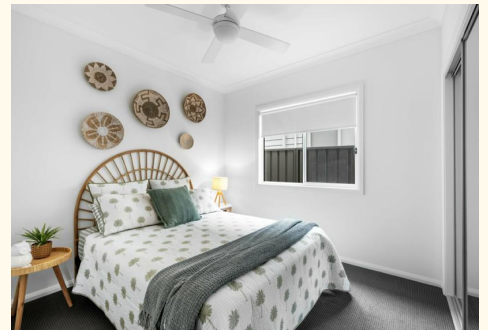
### John Naismith 0475 362 647

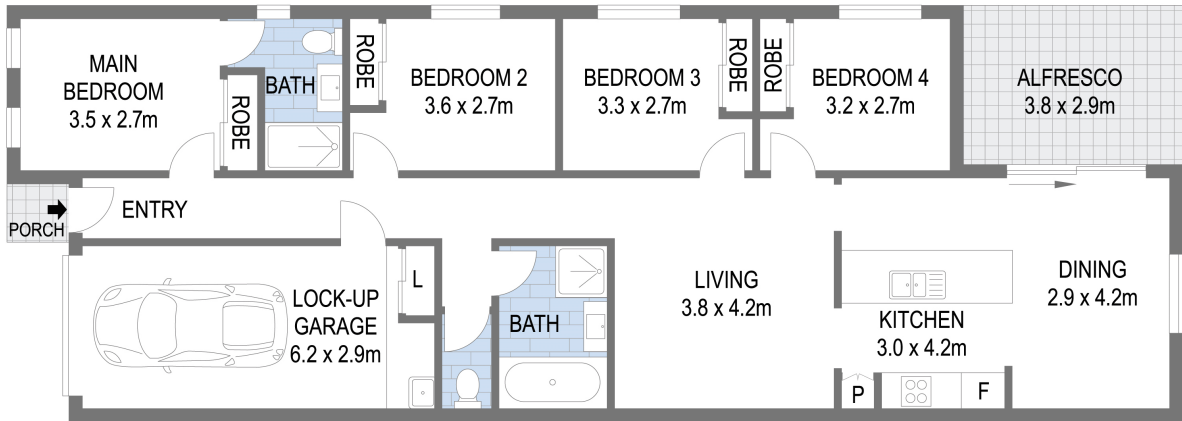
Salesperson | [jnaismith.sussexinlet@ljhooker.com.au](mailto:jnaismith.sussexinlet@ljhooker.com.au)

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

1/159 Jacobs Drive, SUSSEX INLET NSW 2540

[sussexinlet.ljhooker.com.au](http://sussexinlet.ljhooker.com.au) | [sussexinlet@ljhooker.com.au](mailto:sussexinlet@ljhooker.com.au)





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

31A Lancing Avenue, Sussex Inlet



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.

