



## Sussex Inlet, 18 Cormorant Avenue

Waterfront Living & Jetty, Slipway & Stunning Views!

Welcome to this rare absolute waterfront property in Sussex Inlet, offering approximately 24m of wide waterfrontage with a private jetty and slipway. Ideal for boating enthusiasts and water lovers, this cherished family home is ready for its new owners to make it their own.

### Property Features:

- Breathtaking water views from the kitchen, dining, living areas, and main bedroom.
- Modern galley-style kitchen with dishwasher, wall oven, and gas cooktop.
- Spacious layout centred around the kitchen, perfect for family living and entertaining.
- Covered outdoor entertaining area to enjoy the scenery and watch life on the water.
- Fully self-contained downstairs area with all living areas, large bedroom, and bathroom.
- Three additional bedrooms upstairs, including one with ensuite, plus a family bathroom.
- Exceptional storage throughout, with built-in/walk-in robes in every bedroom, understairs storage, and large linen cupboards.



**Disclaimer:** 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.

4 

3 

2 

**For Sale**  
\$1,395,000

**View**  
[ljhooker.com.au/HNRFAY](http://ljhooker.com.au/HNRFAY)

**Contact**  
**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)

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



· Attached single garage and extra-high carport, ideal for boat or caravan storage.  
With its generous size and inviting atmosphere, this home offers an incredible lifestyle opportunity. Well-maintained and lovingly cared for, it's ready for you to move in and start creating your own memories by the water.  
Don't miss your chance to secure this unique waterfront gem, call John or Unity today to find out more!

## More About this Property

<b>Property ID</b>	HNRFAY
<b>Property Type</b>	House
<b>Land Area</b>	727 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Wide Waterfrontage

### Unity Naismith 0421 715 899

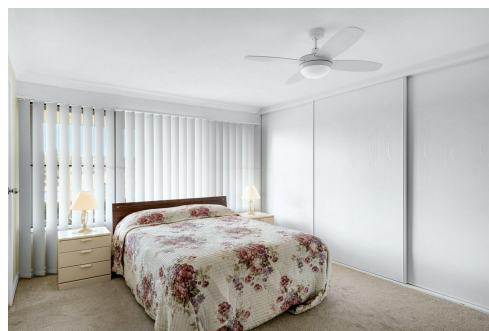
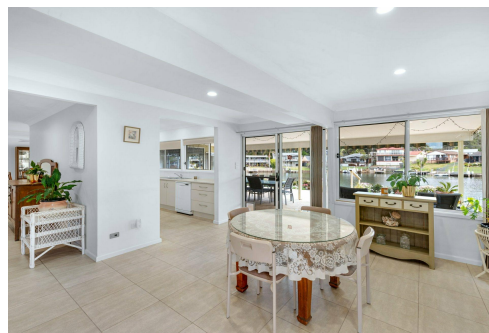
Salesperson | [unaismith.sussexinlet@ljhooker.com.au](mailto:unaismith.sussexinlet@ljhooker.com.au)

### John Naismith 0475 362 647

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

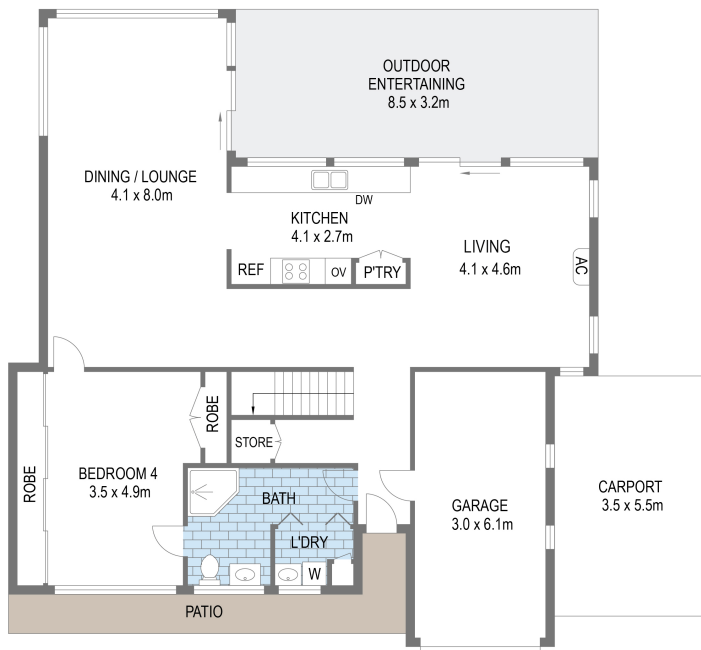
### LJ Hooker Sussex Inlet (02) 4441 2135

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)

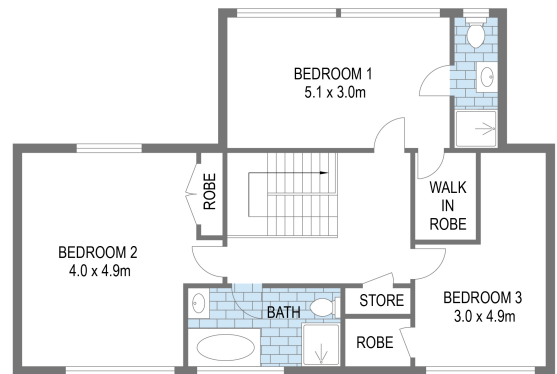


**LJ Hooker Sussex Inlet**  
**(02) 4441 2135**

**Disclaimer:** 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.



LOWER LEVEL



UPPER LEVEL



Scale in meters. 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.

18 Cormorant Avenue, Sussex Inlet



LJ Hooker Sussex Inlet  
(02) 4441 2135

**Disclaimer:** 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.