



5 Edgewater Avenue, Sussex Inlet

Front-Row Water Views

Bring the boat, the caravan & live the dream.

Wake up to water views! This home is positioned directly opposite the Lions Park Reserve, with a public slipway, jetties, BBQ area and a playground making it the perfect base for boating, fishing, or simply relaxing by the water.

The layout provides plenty of flexibility for families and features:

- Water views that follow you from room to room
- Kitchen, living, two bedrooms and a combined bathroom/laundry downstairs
- Upstairs is the main bedroom with water views
- Light-filled lounge room flowing onto a full-length verandah
- Two additional bedrooms and the main bathroom are also on the upper level
- Multiple outdoor areas so you can soak in both the morning sun and glowing afternoon light
- 4.5m-high carport, ideal for the boat, caravan or motorhome
- Detached oversized single garage/workshop

There's serious scope to renovate or extend and create your dream, modern, waterfront escape. The owners have approved plans to transform the home, capitalising on its east–west orientation and stunning outlook. Whether you renovate, rebuild or simply enjoy as is, the opportunity is real!

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.

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FOR SALE

Please Call

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



Walk along the water to the bowling club, one of two nearby cafes or just sit back and watch the boats drift by. This one's got location, lifestyle and loads of potential.

Opportunities like this don't come often! Act fast by calling John or Unity today and arrange your inspection.

MORE DETAILS

Property ID	EJ1S
Property Type	House
Land Area	562 m2
Including	Air Conditioning
	Toilets (2)
	Fire Place
	Balcony
	Outdoor Entertaining
	Secure Parking
	Fully Fenced

Unity Naismith 0421 715 899

Salesperson | unaismith.sussexinlet@ljhooker.com.au

John Naismith 0475 362 647

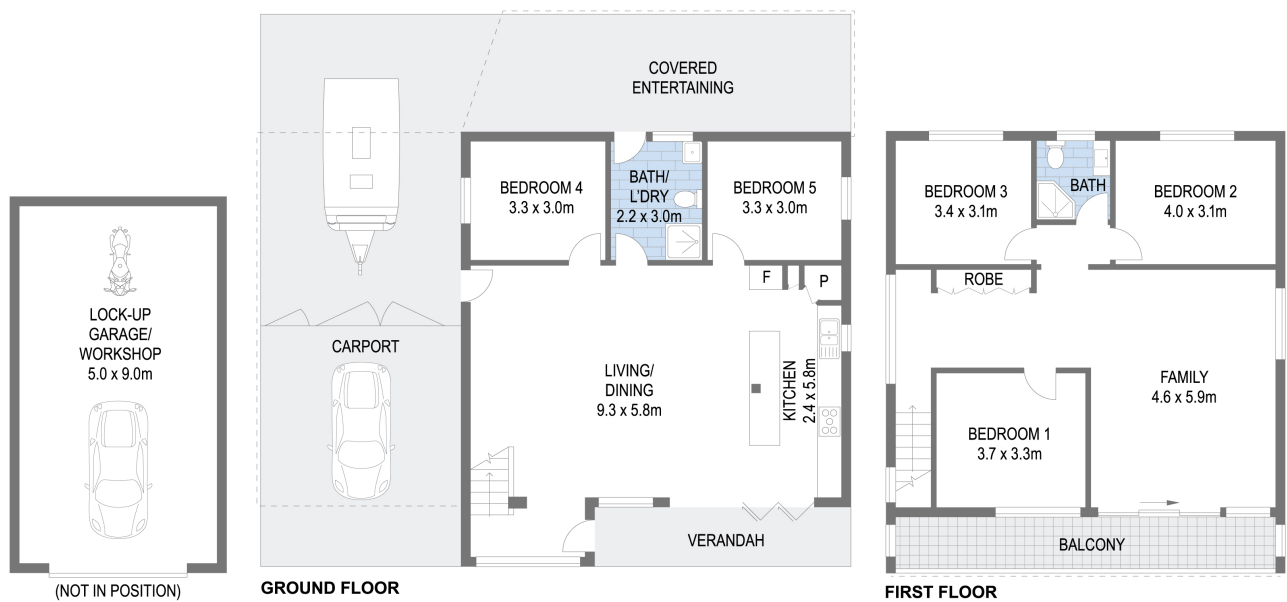
Salesperson | jnaismith.sussexinlet@ljhooker.com.au

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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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