



5 Ridge Avenue, Sussex Inlet

## Elevated Home in South Sussex

Positioned in a quiet cul-de-sac this home embraces its elevated setting while capturing leafy outlooks and water glimpses through the trees.

On entry, you are welcomed by a spacious foyer featuring a wood fireplace. The ground floor also offers two bedrooms, with one with built-in-robe and the other providing excellent flexibility as a second living area or activities room depending on your needs.

Upstairs is a spacious lounge room, dining area and kitchen. This level also includes the main bedroom with built-in robe, a second bedroom, and the main bathroom.

Outside, the fully fenced backyard provides a secure space for children and pets, while the undercover entertaining area is ideal for weekend BBQs with family and friends. Completing the package is a large garage with laundry and convenient second toilet, there is also a 5.3kW solar system to keep the power bills low.

With a good layout and enough space for the family this provides a fantastic opportunity for buyers wanting to add their own touches.

While some TLC will enhance the property, the home has all the basics to create something truly special. Call John or Unity today to find out more.

4 1 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   | CTJ1S                |
| Property Type | House                |
| Land Area     | 474.2 m2             |
| Including     | Toilets (2)          |
|               | Fire Place           |
|               | Balcony              |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |
|               | Solar Panels         |

### Unity Naismith 0421 715 899

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

### John Naismith 0475 362 647

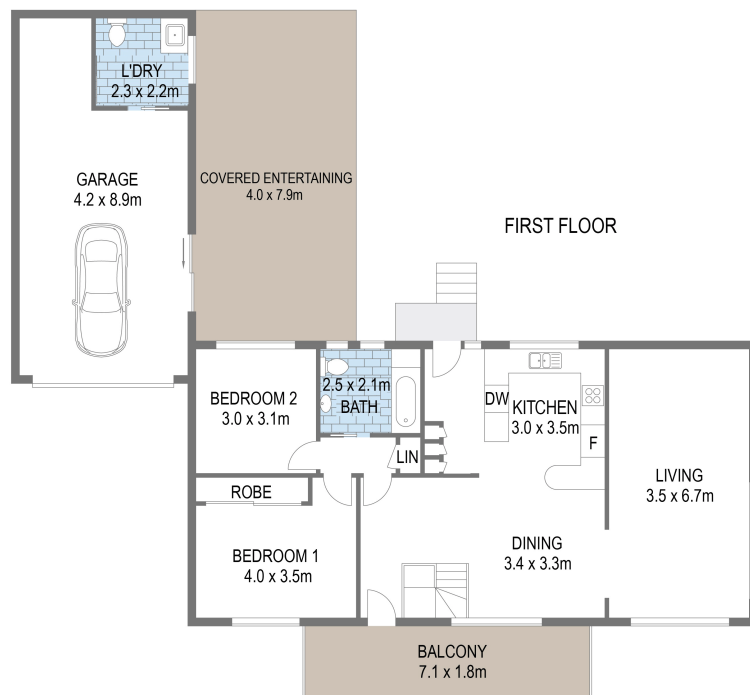
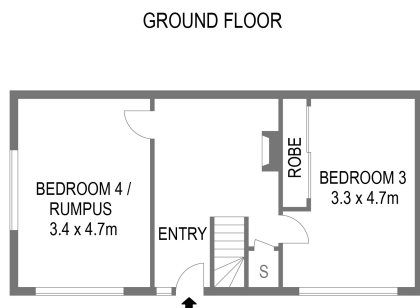
Salesperson | [jnaismith.sussexinlet@ljhooker.com.au](mailto:jnaismith.sussexinlet@ljhooker.com.au)

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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.

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