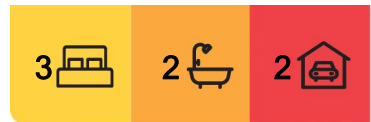




## Tathra, 3/45C Andy Poole Drive

### HIDDEN GEM IN TATHRA



If location is important to you, look no further than this stunning townhouse!

Sitting less than a 200m flat walk to Tathra beach, you couldn't be in a better location to take full advantage of one of the best beaches on the far south coast.

Tathra beach, a small but vibrant community, offers families, retirees and holiday makers an incredible lifestyle or holiday experience.

A level driveway makes an easy walk to the beach, easy access to the double garage, which has direct access to the inside of the house, and when choosing a cafe; for your morning coffee, you'll be spoilt for choices.

Everything you need is on the ground floor of this townhouse. The main bedroom, 3 bedrooms in total, is a great size, includes built-in wardrobes and enjoys a full ensuite. A

**For Sale**  
\$885,000

**View**  
[ljhooker.com.au/NH8FGN](http://ljhooker.com.au/NH8FGN)

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0418 525 192  
[scook@ljhbega.com.au](mailto:scook@ljhbega.com.au)



**LJ Hooker Bega**  
**(02) 6492 4300**

**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.

guest toilet is also on the ground floor, providing great convenience for your visitors. The generous open plan kitchen, living and dining area provides the ideal space for when family and friends visit or if you are simply relaxing after a swim at the beach.

On the 1st floor, you find bedrooms 2 & 3, full of natural light and both with built-in wardrobes. The large windows allow these rooms to capture the coastal breeze creating that "I'm on holidays" vibe. The main bathroom is consistently styled with the rest of the house and large enough to cater nicely for your family or guests.

A sunny yard, low maintenance, with plenty of room to enjoy a garden.

The double garage includes a secure storage room, perfect for safe storage of personal items if you choose to lease it out for the summer.

These townhouses so close to the beach are a rare find. Be sure to move fast and contact the team at LJ Hooker & Bega today!

## More About this Property

<b>Property ID</b>	NH8FGN
<b>Property Type</b>	Townhouse
<b>Land Area</b>	231 m <sup>2</sup>

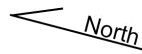
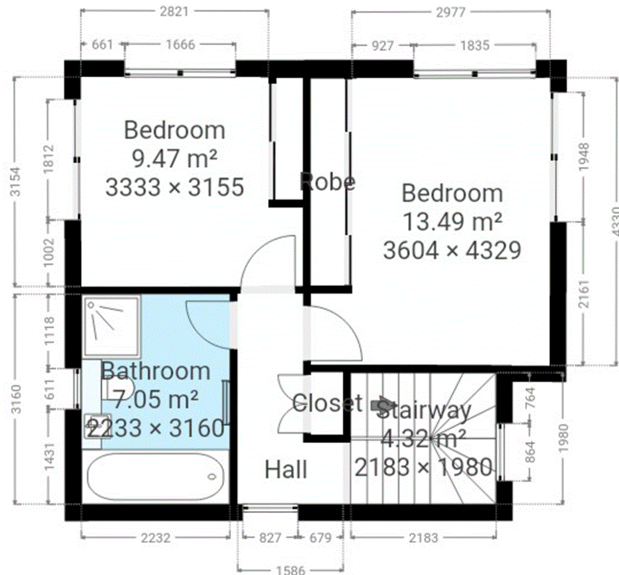
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Principal | [scook@ljhbega.com.au](mailto:scook@ljhbega.com.au)

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This plan is intended for marketing purposes only. All dimensions are approximate.

3/45C ANDY POOLE DRIVE TATHRA