

**30 Herbert Appleby Cct, South West Rocks, NSW 2431**

**Sold - 4/04/2025**

House 3  1  1 



## Charming Home In A Prime Location – Ideal For Families, Reti

Nestled in a peaceful, one-way street, this well-maintained home offers a fantastic opportunity for families, retirees, and investors alike. Resting on a low maintenance 566 m<sup>2</sup> block, this property boasts two spacious living areas and a prime location with easy access to local amenities. With air-conditioning for year-round comfort and a pet-friendly fully fenced yard, this home is designed for relaxed coastal living.

**Open for Inspection**

By Appointment.

### Key Features:

- Spacious open-plan living & dining area with air-conditioning for comfort
- Additional formal lounge, perfect for extra living space
- Neat & tidy kitchen with meal counter and electric cooktop
- Three bedrooms all with built-in wardrobes
- Two-way bathroom with ample storage and a separate toilet
- Large, covered outdoor entertainment area, perfect for year-round enjoyment
- Single lock-up garage with remote-controlled roller door and internal access
- Laundry with second toilet and easy access to clothesline
- Fully fenced, low-maintenance yard – ideal for kids and pets
- Side access for a boat or caravan, adding extra convenience
- Water tank & elevated vegetable garden ready for planting
- Short drive to beaches, schools, shopping, and recreational facilities
- Currently leased for approx. \$540 per week, offering a great investment return (lease ending 25/04/25)

This home combines lifestyle, convenience, and practicality, making it a must-see for buyers looking for a low-maintenance property in a highly sought-after location.

For more information or to arrange an inspection, contact Eric on 0435 008 788.

### Listed By

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