

12 Nielson Road, Sussex Inlet, NSW 2540



House For Sale

Wednesday, 6 December 2023

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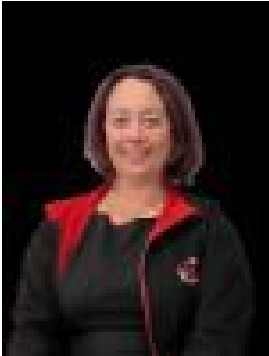
Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 740 m2

Type: House



Alison Murray
0424190498

\$695,000

Delightfully renovated and with a freshly painted exterior, this 2 bedroom home is situated right in the heart of the township of Sussex Inlet, approx. 100 metres from the main street shopping precinct and about twice this distance to the boat ramp and waters edge. You can enjoy an easy level stroll of around 400 metres to the RSL club and the waterfront for a quiet drink on those balmy summers evenings although why would you want to leave home when you can relax the day away on the deck or in the private and established rear yard. The home has 2 good sized bedrooms, open plan kitchen and living area, with vinyl plank flooring throughout and reverse cycle aircon & ceiling fans for year round comfort. There is also a second a/c in the main bedroom. The modern renovated bathroom is spacious and the separate laundry is complete with second toilet. At the rear of the property is an elevated studio with large deck and own bathroom ready for you to work from home or that teenage retreat, loads of garden beds with established produce and numerous garden sheds & workshop areas to tinker your time away, there is even an outdoor shower for hosing off after a day in the garden or at the water. Rear yard access and double gates on both sides of the home providing plenty of off-street parking for the car, boat or caravan. Zoning is B4 Mixed Use so it also offers the possibility of operating a business on the site, developing a small shopping complex with or without shop top housing or use the existing house and out buildings as they are for a self-sufficient lifestyle. Current rates: Council - \$699.20 per quarter Water - \$248.50 per quarter plus usage Indicative rental return of \$400p/w. GREAT LITTLE HOUSE IN AN AMAZING LOCATION THAT WILL BE OF INTEREST TO MANY FOR BOTH HOLIDAY/PERMANENT LIVING OR DEVELOPMENT INTO A BUSINESS OR SHOPPING PRECINCT Call now to arrange your own private inspection on 02 4441 3444.