

# 43 Cormorant Avenue, Sussex Inlet, NSW 2540



## Sold House

Friday, 22 March 2024

43 Cormorant Avenue, Sussex Inlet, NSW 2540

**Bedrooms:** 5

**Bathrooms:** 2

**Parkings:** 2

**Area:** 650 m<sup>2</sup>

**Type:** House



Alison Murray  
0424190498



Ross Earby

## Contact agent

Situated on a 650sqm waterfront block, this spacious 5 bedroom single level brick & tile home is ready for the whole family to enjoy. Tiled throughout and with large open plan kitchen, dining and living room you have water views from almost every window. At the front of the house are the main bedroom with ensuite and bedroom 5, both with built-ins, as well as internal access from the double, drive-thru garage. Off the living area is the hallway to bedrooms 2, 3 & 4, all of which are good size and have built-in robes, interspersed by the main bathroom and laundry with 3rd WC. Bedroom 4 also overlooks the water. Outside you will find the large wrap around, covered alfresco area which faces north. Head down the water and you will find your own slipway and private jetty sitting in the Sussex Inlet quays. With waterway access to Cater Island, the Inlet, St Georges Basin and the open ocean, it is a water-sporter's or fisherman's dream location! Kayak, jetski, paddleboard or boat, the choice is yours. Located a short 10 min stroll or 2 min drive from the heart of Sussex Inlet's shopping precinct. A slightly longer (5 min) drive and you'll be at the local Surf Beaches or Swan Lake. Situated halfway between Nowra & Ulladulla the choice is yours when you need the convenience of a larger centre however Sussex Inlet has everything you could possibly need including supermarket, butcher shop, bakeries, cafes, clubs, chemist and doctors surgery. Not to mention the local Primary School, childcare centre, leisure centre, ambulance and police stations. Current rates, approx: Council - \$626.08 per quarter Water - \$248.50 per quarter plus usage. Contact us today to arrange your own private inspection of this spacious waterfront property.