

**11 Via Mare, Cronulla, NSW, 2230**



**House For Sale**

Tuesday, 15 October 2024

**11 Via Mare, Cronulla, NSW, 2230**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Ocean Vistas | Prime Coastal Lifestyle

Inspired by its sparkling ocean views and sought after South Cronulla address, this treasured family home of over 50 years presents an enriched lifestyle opportunity that will continue to delight for generations to come. Recently updated with revitalised floorboards and fresh paint, the abundance of natural light, refreshing sea breezes and flexible floorplan lies at the core of its design while the expansive interiors intertwine effortlessly with a choice of view enhanced balconies.

Boasting a desirable north-to-rear aspect and enviably located along the South Cronulla Peninsula with bus stop at the top of the street, just 150m to The Esplanade walkway, and 350m to iconic Shelly Beach, park and rock pool, this exceptional residence provides an unrivalled lifestyle opportunity and tremendous scope to personalise, renovate or rebuild (STCA) and further capitalise on its desirable aspect, views and location.

- Well preserved, double brick home with expansive ocean views
- Flexible floorplan provides a versatile choice of living spaces
- Original interiors revitalised with fresh paint and polished floors
- Charming high ceilings, ample windows allow natural light to enter
- ☑ Spacious galley-style kitchen features an adjoining dining booth
- Three oversized bedrooms each with views and balcony access
- Home office/study, spacious family bathroom and separate WC
- External laundry with a 2nd shower plus an additional separate WC
- Sunny north facing, level yard with covered entertaining area
- Lock-up garage provides internal access plus roof-top terrace
- Quiet cul-de-sac locale with bus stop at the top of the street
- ☑ Move straight-in and improve, renovate or rebuild at your leisure
- Lifestyle location close to beaches, shops, cafes and schools

Land: 626sqm (approx)

Council: \$1225 per quarter (approx)

Water: \$171 per quarter (approx)

Auction: Onsite Saturday 16th November – 10:30am

Contact: Ivan Lampret 0416 188 000 or Karla Madgwick 0416 006 524