

**35 Ryrie Avenue, Cromer, NSW 2099**



**House For Sale**

Wednesday, 27 December 2023

35 Ryrie Avenue, Cromer, NSW 2099

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 689 m2**

**Type: House**



Marietta Viliardos  
0246287444



Derek Worthington  
0246287444

## **Auction - Guide \$1,800,000**

On-Site Auction on Saturday 3rd February @ 10:30am. To register to offer OR to follow this campaign copy the below link into a search engine: <https://buy.realtair.com/properties/119364> Positioned in one of Cromer's most tranquil and sought-after family-friendly locations, this distinctive free-standing double-story home is an unparalleled opportunity for those yearning for the perfect beach lifestyle. Boasting a distinctive and spacious layout, this property caters to those with a discerning eye, providing ample space for your creative vision. Ascend upstairs to discover a well-appointed layout featuring one bathroom, two bedrooms, and a charming touch - a bedroom with its very own balcony, offering the perfect spot for moments of quiet retreat. A walk-in linen press adds a practical touch to the upper level, ensuring both style and functionality. Venture downstairs to find a wealth of possibilities! This level encompasses another bathroom, two generously sized bedrooms, a sprawling living room, a functional kitchen, and a sunroom that bathes the space in natural light. The layout is completed by a laundry, equipped with an additional toilet for added convenience and solar panels. This property is your blank canvas, eagerly awaiting your creative touch. An ideal opportunity for both homebuyers seeking a personalized haven and savvy investors looking to leave a lasting mark. Seize the chance to transform this space into your dream home, embracing the potential for updates, renovations, or even a complete rebuild (STCA). Don't miss out on this extraordinary opportunity to create a beachside retreat that reflects your unique style. Contact us now to schedule a viewing and begin the journey to turn this house into your dream home. \* Harcourts has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.