

**45 River Road, Sussex Inlet, NSW, 2540**



**House For Sale**

Tuesday, 1 October 2024

45 River Road, Sussex Inlet, NSW, 2540

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ben Roberts  
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## what an opportunity...

Ben Roberts from integrity real estate is pleased to offer this solid 4 bedroom home situated in an elevated position along River Road, in the sought after waterside town of Sussex Inlet. The brick and tile home features separate family and dining areas that flow out to the huge living area which has sliding doors out to the back entertaining deck with a built in pizza oven that overlooks the great sized backyard. The home is ready to move in although the finishing touches such as flooring and paint selections have been left for the new owner to decide on.

Features include -

- solid brick and tile constructed large 4 bedroom home
- functional kitchen, family, dining plus the huge living area
- back deck with pizza oven, garden shed, covered outdoor area
- elevated 835m2 landscaped block, single garage + side access
- reverse cycle air conditioning, gas heating plus ceiling fans
- water views from front porch or walk down to the riverfront reserve
- close to services, 10 min to Sussex, Berrara & Cudmirrah beaches
- boat access into St Georges Basin or out to the open ocean
- inspect now, the current owners are open to all genuine offers

45 River Road is a great opportunity for those looking for a solid home in the area with the quiet, laid back lifestyle that this wonderful waterside village has to offer, while also being so close to the water for all your fishing and boating, yet only 30 minutes to the larger townships of Milton or Nowra. Inspections are a must to appreciate all this property has to offer as 45 River Road would suit a wide variety of buyers from owner occupiers, investors or as a weekend holiday home.