



## 11 Cattle Bay Rd Eden

### BEACH WITHIN REACH

Water views, 200m from the beach, big block of land, space and privacy, yet only a 5 min walk to town centre. Ever dreamt wandering through your back yard to a white sandy beach and crystal clear water. How about slightly elevated yet secluded with a native bush setting complete with a classic Aussie fibro clad beach house nestled on a whopping 2587m<sup>2</sup> block (zoned medium density)? Solid throughout and internally renovated, hardwood floors, 9ft ceilings and gyprock linings, 3 good sized bedrooms, built in robes, spacious main living/dining (open fire & ducted air con) providing gorgeous water views, adjoining a modern kitchen including six burner gas stove, dishwasher and custom timber bench tops, 2<sup>nd</sup> living/sunroom, main bathroom, 2 WCs and an under house workshop area completes the package.

### Position makes perfect!

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

🛏 3 📶 1 📏 2,587m<sup>2</sup>

<b>Price</b>	SOLD for \$425,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1391
<b>Office Area</b>	0
<b>Land Area</b>	2,587 m <sup>2</sup>

### Agent Details

Chris Wilson - 0427 003 406

### Office Details

174 Imlay St Eden NSW 2551  
Australia  
02 6496 3583

