

**1B Ebbtide Avenue, Caves Beach, NSW, 2281**



**House For Sale**

Wednesday, 8 January 2025

1B Ebbtide Avenue, Caves Beach, NSW, 2281

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## **LESS THAN 750 METRES TO SURF AND SAND**

This two storey Torrens title home is sure to impress and has a great tenant already in place paying \$650 per week.

The home features formal living and dining with floating floors throughout.

Large kitchen with ample bench and cupboard space, dishwasher and wall oven all with a northerly outlook to yard.

Convenient 3rd toilet to the ground floor

Upstairs, the main bedroom opens onto its own private viewing balcony to take in the sea breeze.

All three bedrooms have built-in robes and ceiling fans.

The main bathroom is perfect for families with separate bath and shower.

Internal access from the single remote garage is an added bonus.

Lovely private landscaped yard, plenty of room for kids and animals.

Located within a short walk of Caves Beach shops, schools and restaurants as well as all the features of the area this home is sure to impress.

Approximate Rates:

Water: \$850.76 pa (For owners current usage)

Council: \$2,144.68 pa