

**54 Aldridge Avenue, East Corrimal, NSW, 2518**



**House For Sale**

Friday, 13 December 2024

54 Aldridge Avenue, East Corrimal, NSW, 2518

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Beachside Bliss with Endless Potential

Experience the perfect blend of space, comfort, and future potential at this charming East Corrimal home. Set on a generous 697sqm level block, this spacious 5-bedroom home is just a short stroll to East Corrimal Beach. Whether you're looking to move in, invest, or develop (STCA), this property offers a rare opportunity in a prime coastal location.

### Key Features

- ☑ Spacious Living: Five well-appointed bedrooms, including a master suite with an ensuite and built-in wardrobe.
- ☑ Bonus Room: An additional office or storage room at the rear for added flexibility.
- ☑ Open-Plan Design: Light-filled living and dining areas that seamlessly flow onto a timber deck, perfect for entertaining.
- ☑ Oversized Double Garage: Ample space for vehicles, with a convenient laundry located at the rear.
- ☑ Expansive Block: Level 697sqm parcel with ample yard space, offering potential for development or enhancements (STCA).
- ☑ Prime Location: Just a short stroll to East Corrimal Beach, where you can enjoy morning swims, coastal walks, and the sound of waves.
- ☑ Family-Friendly Area: Proximity to quality schools, parks, and public transport, making it ideal for growing families.

### The Important Numbers:

Council Rates - \$749 per quarter

Water Rates - \$172 per quarter approx.

Rental Appraisal - \$1,100 per week

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