



## Charming 1960s Cottage - Absolute Premier Location

\$3.5M

Nestled on one of Brunswick Heads' most coveted streets, this charming 1960s cottage offers an idyllic coastal lifestyle.

Convenience meets relaxation in the heart of this sought-after location, directly adjacent to the beach, the beautiful Brunswick River a mere 60m stroll and the cafes and shops just a meander over the bridge.

While this property is ready to move in to, it also offers plenty of redevelopment potential. Imagine designing and building your very own dream home in this prime location. Whether you wish to preserve the cottage's nostalgic charm or create a modern coastal masterpiece, the possibilities are endless!

The polished timber brushbox floorboards add a touch of warmth and character throughout the living space, leading seamlessly to the covered deck. Here, you can savour the perfect blend of indoor/outdoor living, ideal for entertaining friends and family whilst hearing the ocean and enjoying the coastal breezes. Two of the bedrooms provide the convenience of built-in-robies and there is the option to use one of the other bedrooms as a home office or create a fourth bedroom (STCA).

Two separate bathrooms, a lockup garage and off street parking and plenty of under-house storage, add to the generous space this home has to offer.

The yard provides plenty of room for children to play, and with the potential to landscape, you can transform it into your very own tropical haven perfect for unwinding after a long day.

Properties rarely come available in this blue-chip area of Brunswick Heads. A most desirable location with the chance to create your own dream home. Embrace the coastal lifestyle you've always dreamed of and



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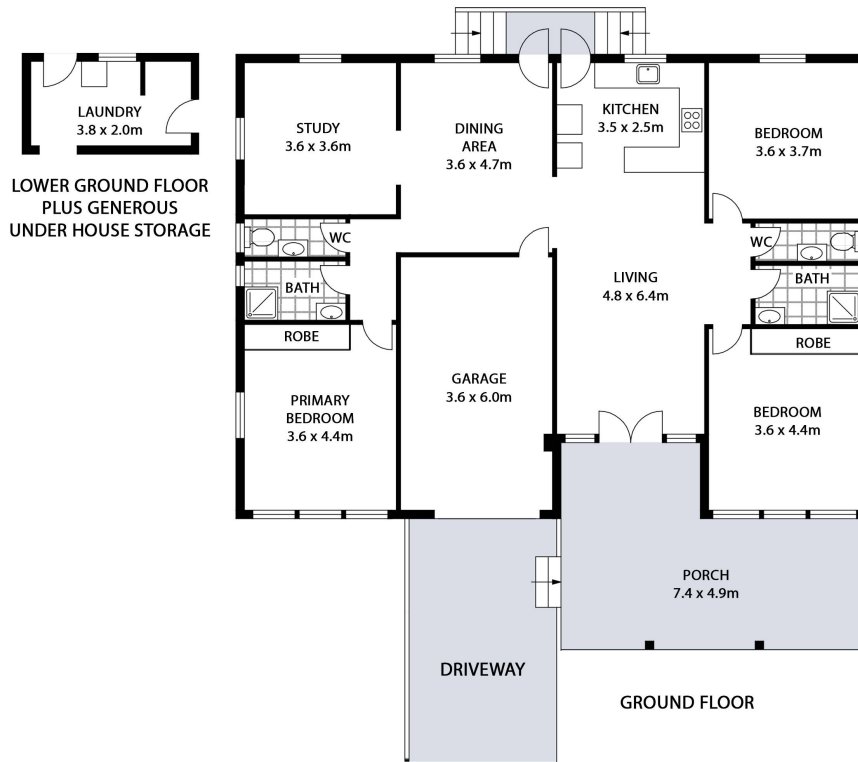
**First National Byron**  
The value of trust

**4 South Beach Road, Brunswick Heads NSW 2483**

House: 3 beds 2 baths

secure this incredible property today!

Council Rates: \$3,800.30 p/a



**4 SOUTH BEACH ROAD, BRUNSWICK HEADS**

**INTERNAL: 156m<sup>2</sup> | EXTERNAL: 37m<sup>2</sup>**

Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries. This plan is a representation of the buildings on site and not an indication of council approval. Floorplan as illustration only – all figured dimensions approximate – do not scale – no liability accepted

