



## 16 Andrea St Eden

### BEACHSIDE HIDEAWAY

Tucked away in a private elevated beachside location adjoining a gazetted reserve only 134 steps to the powder white sands and water's edge of the ever popular Cocora Beach. Super tidy 3 bedroom brick veneer and tiled roof home positioned on a generous 990m<sup>2</sup> block that boasts both filtered water and direct views across the bay to Boydtown. Features include living and dining flowing out a beaut patio/alfresco area, terrific functional kitchen with loads of storage, generous master bedroom that looks out to the surrounding gardens and includes a WIR and ensuite, BIR (2&3 BRS) and large spa in main bathroom. Complete with substantial 9m x 5 freestanding garage large enough for the cars, boat and workshop. Come hideaway where the only interruption to the serenity is the sound of the gentle beach break.

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.

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<b>Price</b>	SOLD for \$400,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1354
<b>Office Area</b>	0
<b>Land Area</b>	991 m <sup>2</sup>

#### Agent Details

Chris Wilson - 0427 003 406

#### Office Details

174 Imlay St Eden NSW 2551  
Australia  
02 6496 3583

