



7 Third Avenue, BONNY HILLS, NSW 2445

Superb Headland Location With Stunning Ocean Views

Northerly ocean views and a hard to beat headland location, make 7 Third Avenue a must for you to inspect, especially if you are looking for an ocean view home in Bonny Hills! Set on the high side of the street, this solid brick and tile home boasts glorious ocean and coastline views from Bonny Hills through to Lighthouse Beach, which will never be lost. The scope for future renovation is superb, however you could comfortably live in the home as it is today or keep renting to the current long-term tenants until you are ready to make the move. Whatever you choose it is a location you can't miss.

Upper Level

- Large north facing living room that enjoys ocean views down towards Rainbow Beach
- Functional kitchen, in original condition, that opens on to the meals and dining areas
- Elevated north facing front verandah that captures the winter sun and summer breezes
- Two queen sized bedrooms on this level both with ample cupboard space
- 3 way bathroom to service the bedrooms, plus plenty of storage cupboards

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 5P21689

AUCTION DETAILS

2:30pm, Saturday July 30th, 2022

CONTACT DETAILS

,

Stewart O'Brien
0409 707 441

Lower Level

- Large rumpus room that connects directly with the 3rd bedroom â## perfect for a teenage retreat or older family members
- An additional bathroom on this level plus large laundry
- Oversize double garage â## 8.1m deep plus 2.7m high ceilings means plenty of space
- Set on a low maintenance 486.9m2 block just 350m from Bartletts Beach and 380m to Bonny Hills Plaza with boasts Medical services, cafÃ© and Yoga
- The regional centre of Port Macquarie is an easy 20 minute drive away

This home has so much potential in a magnificent location, so make sure you register your interest today, as we will be selling come Auction Day.

Our Digital Brochure contains additional information on the home including the pest and building reports and information on the Auction Process.

Property Details

Council Rates - \$2,868

Land Size â## 486.9m2

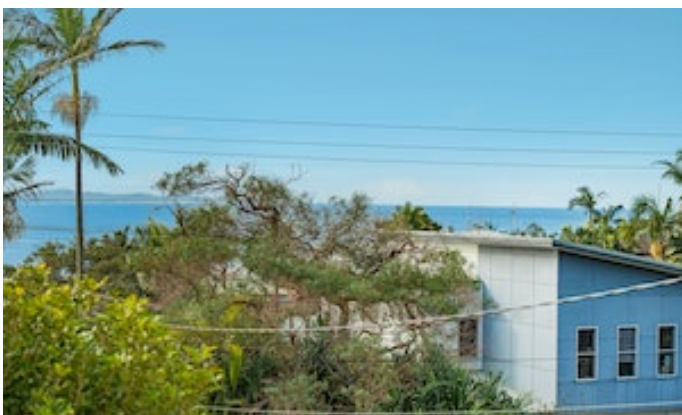
Rental Potential â## Currently rented at \$500 pw

DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

Other features: Close to Shops, Ocean Views

- Land Area 486.90 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage







350m walk to Bartletts Beach



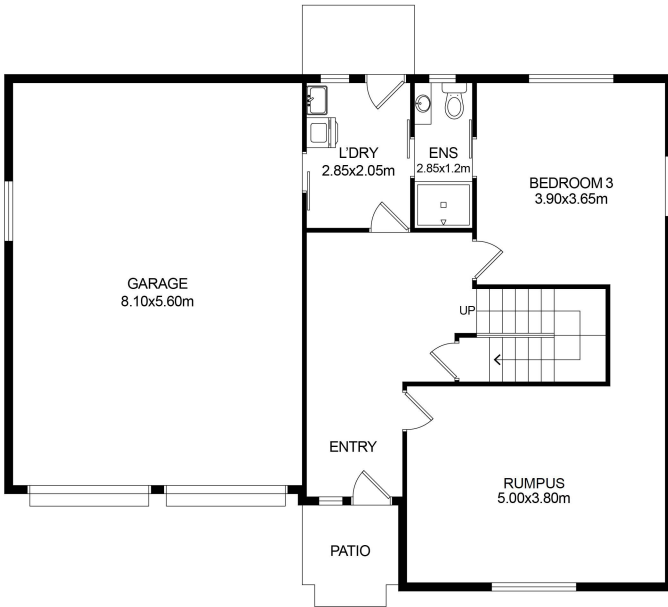
380m to Bonny Hills Plaza



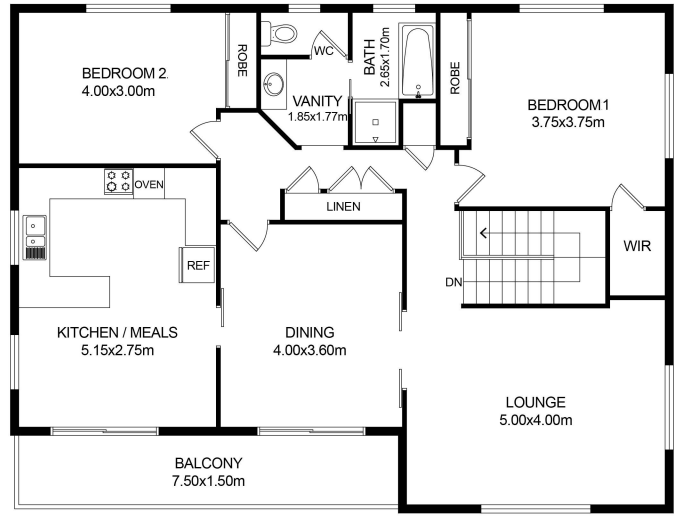
1.3km to Surf Club, Rainbow Beach & Café



2.1km to Bonny Hills Garden Centre & Café



GROUND FLOOR



FIRST FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

APPROX. FLOOR AREA
 GROUND FLOOR : 106.5 SQ.M.
 FIRST FLOOR : 109.1 SQ.M.

7 Third Avenue, Bonny Hills