

## 1/45C Andy Poole Drive, TATHRA, NSW 2550

### Flexibility is Gold

Warm, welcoming, and ready to enjoy, this two-story townhouse features a functional, light-filled layout designed for easy living and a seamless indoor-outdoor flow.

Step outside to a private, north-facing court yard thoughtfully designed for low-maintenance living this inviting outdoor space is ideal for relaxing or entertaining year-round. For those who prefer a garden setting, there is also flexibility to re imagine the space and create your own green retreat.

The upper level features spacious bedrooms, including a master suite complete with an ensuite and a walk-in wardrobe. All of these bedrooms offer direct balcony access, perfect for enjoying the morning sun.

On the ground floor, you will find the main living areas, including the lounge, kitchen, and dining room. This level also houses the laundry, which includes a convenient additional toilet, as well as an expansive garage space.

While comfortable as is, the property offers flexibility and scope to personalize over time. It is perfectly suited for buyers wanting to move straight in and embrace the

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**TYPE:** For Sale

**INTERNET ID:** 60P0484

**SALE DETAILS**

**\$975,000**

**CONTACT DETAILS**

**Greg Coman**  
0412 849 058

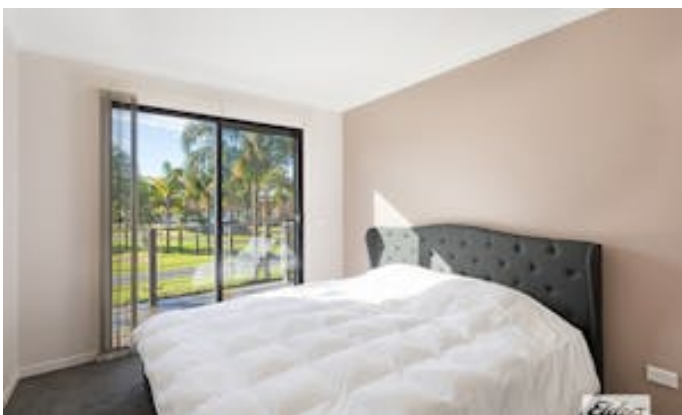
coastal lifestyle from day one. Given the quality of the home and its location, this property will appeal to a wide range of buyers and remains a versatile investment regardless of changing circumstances.

Whether you are a first-home buyer, downsizer, investor, this versatile coastal property offers lifestyle, convenience, and long-term value.

You can enjoy a level walk to the beach, nearby caf s and scenic walking tracks, with Tathra Surf Club and Tathra Country Club within walking distance.

- Land Area 164.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage









Ground Floor



1st Floor

1/45c Andy Poole Drive  
TATHRA

**TOTAL: 137 m<sup>2</sup>**  
 GROUND FLOOR: 54 m<sup>2</sup>, FIRST FLOOR: 83 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 37 m<sup>2</sup>, COURTYARD: 22 m<sup>2</sup>, PATIO: 29 m<sup>2</sup>,  
 PORCH: 9 m<sup>2</sup>, BALCONY: 13 m<sup>2</sup>, WALLS: 13 m<sup>2</sup>

Measurements Are Approximate And Should Be Used As a Guide Only.

