



**3 Rose Close, Caves Beach**

4 3 2

Seaside Sanctuary - Less Than 270 metres to the sand.

Set over one level and accommodating four bedrooms in a peaceful cul-de-sac, this is the perfect seaside family home.  
 Preserved in the 1970s, this home just needs someone who can see the enormous potential on offer. Sunny disposition with north facing front yard, there is an allowable building height of 8.5 metres under LMCC LEP 2014.  
 Built-in-robos to all bedrooms with the main boasting a walk-thru-robe to ensuite, large living room with slow combustion fireplace, separate dining, generous skylit kitchen and meals area with ample storage and an original bathroom with separate toilet.  
 Big laundry attached to garage houses an extra shower and toilet for added convenience.  
 Ample car accommodation with extra long driveway and double carport attached to the double garage with internal/external access.  
 Less than 270m to the sands of Caves Beach with views of the water enjoyed from the front yard. Surf before and after work, nice and close to the Surf Club for the kids, walk to shops, schools and the resort.  
 Don't let this one get away!  
 Inspect today.

689.2 sqm

**\$1,050,000 to \$1,150,000**

ID# 11892100232



**Andrew McGrath**  
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The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.



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Approx Land Size = 689m<sup>2</sup>

All information provided is approximate and should only be used as a guide