

33 OCEAN PDE



33 Ocean Parade Noraville, NSW

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### Coastal living - Swim spa - 696sqm block

Just moments from the ocean, this well maintained family home offers, beach side living in one of Noraville's highly sought after location. Featuring open plan living, spacious bedrooms, swim spa, undercover entertainment area and man cave great for entertaining guest and unwind.

- Modern kitchen, new stainless steel appliances
- Open plan living, air conditioner, down lights
- Swim spa, undercover entertainment area
- 9 foot ceilings through out, ceiling fans in bedrooms
- Oversized tandem garaging with power
- Large level fully fenced 696sqm block
- Estimated rental return \$630.00 - \$650.00
- Walking distance to park, sporting ovals, beach and schools

**Price:** \$880,000  
**Council Rates:** \$1,417.00/year (approx)  
**Water Rates:** \$849.00/year (approx)



**Renee Wright**

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Site Plan



### 33 OCEAN PARADE, NORAVILLE

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries