



45 Vista Avenue Copacabana, NSW



### Best value view in Copacabana

Showcasing a spectacular outlook, encompassing the entire headland with incredible beach and ocean views, this versatile home is your ticket to the best value views in the area.

Boasting a myriad of options to capitalise further on the stunning position, the property presently features easy living with views available right across the home, handy rear deck which flows out to the near-level backyard, neat family kitchen and enormous front deck; the ideal place to entertain whilst being mesmerised by the ocean view. In addition there's the handy 4th bedroom with ensuite, with its own separate access, while the large carport comfortably accommodates two vehicles.

- Full beach and ocean views which can never be built out
- Dual street access, with rear right of carriageway option
- Split system A/C
- Remote control blinds
- Usable backyard, huge front deck for entertaining
- Prime for further development to capitalise on the views
- Pest and building report available

**Price:** Contact agent  
**Council Rates:** \$2,135.50/year (approx)  
**Water Rates:** \$849.09/year (approx)



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Copacabana



Internal Area: 101sqm  
External Area: 122sqm  
Land Area: 493sqm



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.