



9/33 Sullivans Road Road Moonee Beach, NSW



### Spacious & Stylish Freestanding Villa ? Prime Moonee Beach Living

Discover the perfect blend of lifestyle and location with this beautifully presented three-bedroom freestanding villa, ideally situated in the heart of Moonee Beach. Positioned directly opposite the vibrant Moonee Market Shopping Centre, you'll be just a short stroll from local cafes, shops, Moonee Tavern, medical services, and essential amenities - everything you need is right at your doorstep ? leave the car at home!

The stunning Moonee Creek Reserve and pristine Moonee Beach are just minutes away, offering an idyllic coastal lifestyle. The nearby reserve is dog-friendly, making it a perfect spot for morning walks, kayaking, or simply soaking up the natural beauty with your furry companion.

Whether you're seeking a stylish, low-maintenance coastal home or investment, this property offers unbeatable value and comfort.

A private outdoor alfresco area provides a lovely space to relax or entertain, while the single lock-up garage with epoxy flooring and rear patio access adds convenience and functionality....

**Price:** \$789,000  
**Council Rates:** \$621.75 p/q  
**Strata Rates:** \$543.00 p/q



**Lisa Covelli**

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INTERNAL : 119.6 m<sup>2</sup>  
EXTERNAL : 95.6 m<sup>2</sup>



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.