



93 Phillip Street Thirroul, NSW



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## Easy-breezy family living, strolling distance to every convenience

This beautifully updated three-bedroom cottage presents an exciting opportunity for families seeking an easy-going coastal lifestyle. Enviably positioned just moments from a selection of cafes, walking distance to the local primary school, and just a stroll away from Thirroul's vibrant village and stunning beach, this move-right-in family home boasts light and airy interiors and superb outdoor spaces.

### Location

Ideally situated on a huge corner block with escarpment views, this home enjoys a sought-after position close to every convenience. Walk to Thirroul Beach with the kids in just 13 minutes (approx.) to enjoy the fabulous playground at the beach reserve, play on the sand, take a dip in the beach pool, or grab a bite to eat at the much-loved Thirroul Beach Pavilion. Take the family dog for a run on the sand at McCauley's Beach, or take on the renowned surf break at Sandon Point Beach, both only a four-minute drive away (approx.). A three-minute walk (approx.) will give you a selection of cafes to choose from for your morning coffee, while the heart of Thirroul's thriving cosmopolitan village is just an eight-minute stroll from home (approx.) offering fine dining, boutique shopping, and the convenience

**Price:** \$1,750,000

**Council Rates:** \$722.45 p/q

**Adam McMahon**

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Internal Space 167m<sup>2</sup>



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