



3 James Road Corrimal, NSW



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## A golden opportunity with so many possibilities!

Walk to Corrimal Village from this neat four-bedroom home, perfectly positioned close to every convenience and only minutes from your choice of stunning beaches. Move straight in, plan renovations, or take advantage of the huge block and build the home of your dreams.

**Price:** Contact Agent

**Council Rates:** \$490.83 p/q

### Property

This neat-as-a-pin four-bedroom cottage set on a sprawling block presents an exciting opportunity to create the home you've always dreamt of. Move in and enjoy the home as is, plan updates to make it your own, or utilise the potential offered by the large block to extend (STCA).

### Location

The home is only a short stroll down the road to the main village of Corrimal, a vibrant hub brimming with major supermarkets, a range of services and a variety of cafes, eateries and restaurants. The Corrimal Pool and the local library are also within walking distance, as are beautiful parks including Ziem's Park and Corrimal Memorial Park.

The Corrimal Bowling Club is just across the road, handy for those nights when you don't feel like cooking, and the property is only moments to Corrimal Public School and St Columbkille's Cathol...

**Ethan Hennessy**

**Ange Carrigan**

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