



Warilla, NSW
20 Brian Avenue

3 BED **2** BATH **2** CAR

COASTAL LIFESTYLE

Filled with character and drenched in natural light this spacious three bedroom home located in the popular eastern side of Warilla features 9ft high ceilings, polished timber flooring throughout bedrooms and living, tiled in lounge and bathrooms, western red cedar doors and windows. Covered front porch. Open kitchen/dining with near new electric stove/oven, plenty of bench space and skylights. Renovated ensuite tiled floor to ceiling, good sized main bathroom. Covered outdoor entertaining. Gas heating. Ceiling fans in bedrooms. Multiple solar panels installed on top of the large tandem two car garage which is fed back to grid to minimise electricity cost. Flat fully fenced 563m2 block zoned R3. Established gardens with fruit and nut trees. Cubby house with sandpit. Short easy walk to beach, cafe's, public transport and shopping centre. 5-10min drive to Shell Cove Marina, Stockland Shopping Centre, Train Station and Shellharbour Airport. For any further information or to book a private inspection please contact listing agent Adam Spinelli on 0447 771 445.

\$730,000

Contact: Adam Spinelli
0447 771 445
Paul Spinelli
0415 112 702

Type: House
Sold Date: 13/11/2020
Land: 563Square Metres

<https://www.spinellirealestate.com.au>



DISCLAIMER Spinelli Real Estate used the best endeavours to make the information on this floorplan accurate and true. Unit areas if shown are approximate only. Spinelli Real Estate do not guarantee or warrant the accuracy or correctness of any information or statement contained in the above floor plan. Buyers should not rely on this floorplan as indicating the final design, appearance, content or as constructed format of the building. Buyers must make and rely on their own enquiries and should obtain advice in making any decision based on the information contained herein.



Plans shown are only indicative of layout. Dimensions are approximate.

Warilla, NSW
20 Brian Avenue

Adam Spinelli
0447 771 445

Paul Spinelli
0415 112 702