

**Mount Warrigal, NSW**  
9 Lawrence Avenue

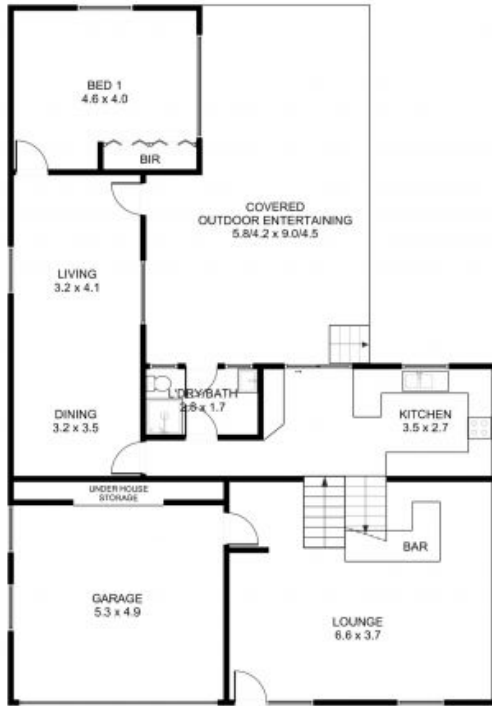
**4** **2** **1**  
BED BATH CAR

**IDEAL FAMILY HOME**

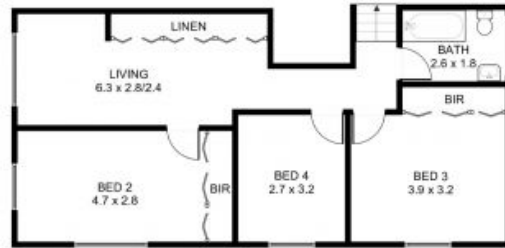
Amazing split level four bedroom home located a stone throw from the lake foreshore. Multiple spacious living areas which is ideal for the growing family. Ample natural lighting with an abundant of large windows and sky light in the upstairs living area. Ducted air conditioning on the upper level and split system in the main bedroom that have both been recently updated. Modern kitchen with gas cooking, ceaserstone benchtops, dishwasher and space for a large fridge. Other features are polished timber floors upstairs and kitchen, built in wardrobes in 3 of the 4 bedrooms and great sized linen/storage cupboard. Two neat bathrooms, one with a bathtub and the other combined with the internal laundry. Great sized covered outdoor entertaining area with quality hardwood timber decking. Flat easy to maintain backyard with plenty of space for the kids to run around or to add a swimming pool (STCA). Large one and a half car garage with a notch out to fit a longer car and access to under house storage. This home is definitely worth an inspection so call Adam today on 0447 771 445 to arrange your private appointment.

**New to Market**

**Contact:** Adam Spinelli  
0447 771 445  
Paul Spinelli  
0415 112 702  
**Type:** House  
**Sold Date:** 10/08/2021  
**Land:** 556Square Metres  
<https://www.spinellirealestate.com.au>



GROUND LEVEL



UPPER LEVEL

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.

**Mount Warrigal, NSW**  
9 Lawrence Avenue

**Adam Spinelli**  
0447 771 445

**Paul Spinelli**  
0415 112 702