



## Warilla, NSW

9 Pleasant Avenue

**3**  
BED

**1**  
BATH

**1**  
CAR

### GREAT OPPORTUNITY

Three bedroom home on a near level 778m<sup>2</sup> block boasting plenty of potential to extend off existing home, add a granny flat/second dwelling at the rear or potential townhouse development opportunity STCA. The home features timber flooring throughout living and bedrooms. External roller shutters. Air conditioning. Renovated bathroom with combined shower/bath. Functional kitchen with electric cooking and dishwasher. Side access on both sides of the home. Large near level fully fenced backyard with long single garage plus additional garden shed. Located walking distance to sporting fields, Warilla Primary school and George Street shops/cafe's. A short drive to local beaches and lake, shopping centres and Shellharbour Marina.

**\$695,000**

**Contact:**

Adam Spinelli  
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0415 112 702

**Type:**

House

**Sold Date:**

16/06/2023

**Land:**

778 Square Metres

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



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

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