



Warilla, NSW
9 Pleasant Avenue

3 **1** **1**
BED BATH CAR

GREAT OPPORTUNITY

Three bedroom home on a near level 778m2 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: 778Square 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.

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