



**Cringila, NSW**  
46 Lake Avenue

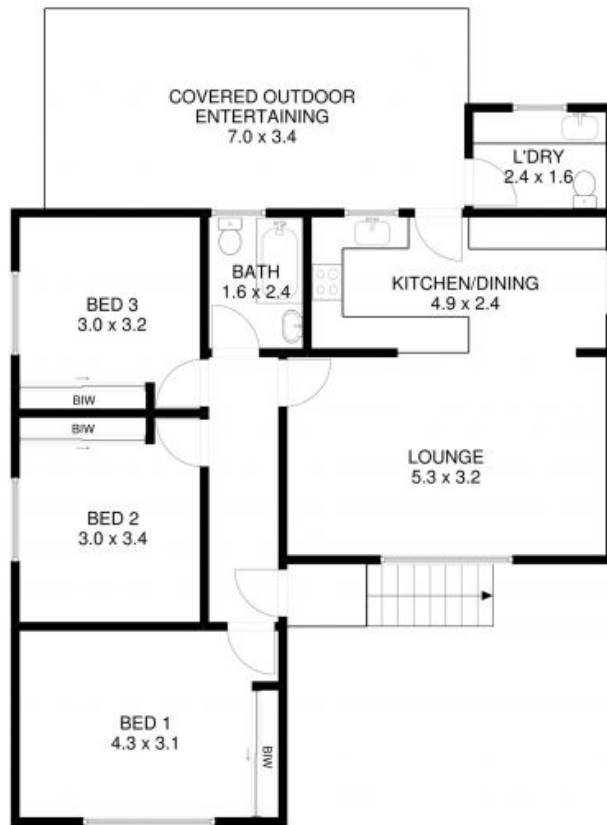
**3** BED **1** BATH **0** CAR

**ATTENTION INVESTORS & FIRST HOME BUYERS**

Situated on the high side of the street this 3 bedroom home features timber flooring throughout, spacious sized bedrooms all with BIW's, large lounge room opening to kitchen/dining area, renovated kitchen with granite benches and stainless steel oven. Laundry with separate toilet adjoining the generously sized covered deck, plenty of space for the kids to run around on the fully fenced 761m2 block. Ample lockable storage under the house. Unique industrial view with a glimpse of the ocean. Walking distance to public transport shops and cafe's. Currently leased for \$430 per week.

**New to Market**

**Contact:** Adam Spinelli  
0447 771 445  
Paul Spinelli  
0415 112 702  
**Type:** House  
**Sold Date:** 02/03/2023  
**Land:** 761Square 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.

**SPINELLI**   
REAL ESTATE

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

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