



**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

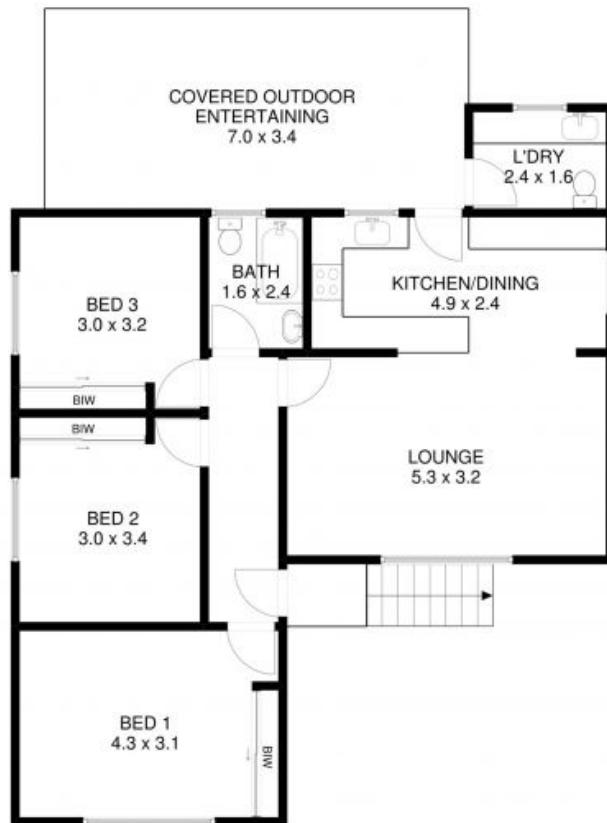
**Contact:** Adam Spinelli  
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 Paul Spinelli  
 0415 112 702

**Type:** House

**Sold Date:** 02/03/2023

**Land:** 761 Square Metres

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**SPINELLI**   
REAL ESTATE

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

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