



**Warrawong, NSW**  
 8 First Avenue North Avenue

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

**ATTENTION INVESTORS**

This solid 3 bedroom brick family home is positioned on the high side of the street in a quiet cul-de-sac. It boasts distant ocean and lake views. Generous sized 683m2 block for the children to run around in. Features include a study, open plan tiled kitchen, formal dining, family room plus decent sized bedrooms, 2 toilets, internal laundry, solid timber flooring, window shutters. Lock up garage. Outdoor BBQ area and garden shed. Conveniently located just a short distance to Warrawong Shopping Plaza, local schools, sporting fields, hospital and minutes drive to Port Kembla surfing beach (rated "best beach" in NSW multiple times). Walking distance to Lake Illawarra foreshores for great fishing.

Features Include:

- 3 generous sized hardwood floor bedrooms
- Small Office space
- Renovated Bathroom
- Lock up garage with carport and off street parking
- Security Roller shutters

**\$760,000 - \$799,000**

**Contact:** Paul Spinelli  
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**Type:** House

**Sold Date:** 09/11/2023

**Land:** 683Square 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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