

# 1/5 Minnesota Way, Warners Bay, NSW 2282

## Sold Unit

Thursday, 21 March 2024

1/5 Minnesota Way, Warners Bay, NSW 2282

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 240 m2

Type: Unit



Ryan Nichols  
0249260600



Amanda Reid  
0249260600

**\$650,000**

Positioned in a quiet, cul-de-sac setting, this conveniently laid-out duplex promises an easy-care lifestyle. Well-kept throughout the years, this solid brick and tile duplex provides durability and is ready for its new owners to make it their own. As you enter, the lounge room greets you with plenty of natural light. Moving through the hallway, you'll discover three bedrooms, two with built-in wardrobes. Additionally, two of these bedrooms offer a delightful connection to a sun-filled courtyard, enhancing the indoor-outdoor flow. Continuing along, the hallway leads to the kitchen, dining room and laundry, completing the layout of the home. The sliding doors off the dining area connect to the spacious courtyard. Such a spacious paved outdoor area can be a rarity in duplex living, offering plenty of entertaining space to enjoy with family and friends or a quiet spot to have your morning coffee. Conveniently situated, you'll find yourself in close proximity to Warners Bay Village, as well as the cafes and retail shops lining the prominent Esplanade strip. The property caters to a diverse range of potential occupants, whether it be young couples, first home buyers, downsizers, or investors.

Three-bedroom, single-level duplex in cul-de-sac location - Lounge room with air-conditioning - Bathroom with separate shower, bathtub and separate WC- Kitchen with breakfast bar - Air-conditioned dining area adjacent to the kitchen - Kitchen with breakfast bar - Expansive courtyard area - perfect for a BBQ or to enjoy your morning coffee - Linen cupboard- Good-size internal laundry - Single lock up garage with additional off-street parking - Well-kept front lawns with established gardens - Convenient side access to the courtyard

Outgoings: Council rates: \$1,527.6 approx per annum  
Strata rates: \$1,247 approx per quarter

Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.