

**11/6 Clareville Avenue, Dolls Point, NSW 2219**



**Sold Villa**

Tuesday, 19 March 2024

11/6 Clareville Avenue, Dolls Point, NSW 2219

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 152 m2**

**Type: Villa**



Bill Tsounias  
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**\$1,265,000**

Quietly positioned within a walk of Dolls Point Beach, this neatly presented villa promises wonderful ease of living in a highly desirable locale. It's 300 metres from a choice of popular local cafés, with Depena Reserve and sandy beachfront only just beyond.- High ceilings and large windows create bright airy ambiance- Distinct lounge/dining areas flow through to electric kitchen- Low maintenance courtyard includes covered area for meals- Three bedrooms, two appointed with mirrored built-in robes- Appealing easycare haven for young families and downsizers- Great potential to add value with personal touches/updates- Air conditioning, automated garage adjoins laundry/storage- Small complex of just 11 villas lined with lawns and gardens- Stroll to local buses, parks, reserves and off-leash dog area- Walk to Supabarn, close to Ramsgate shops/dining options