

# 15 Manfred Avenue, Windale, NSW 2306



## House For Sale

Wednesday, 8 May 2024

15 Manfred Avenue, Windale, NSW 2306

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 762 m2**

**Type: House**



Lance Jensen

040155444

**\$600,000 - \$660,000**

Well-presented home located on Windale's best street. A fantastic block within walking distance to all the conveniences including shops, bunnings, library, sporting facilities, schools etc. This home is on a near level block with many options due to the size. The home offers:

- A new Colourbond roof, only 1 year old
- Formal lounge with polished floorboards
- High ceilings throughout
- 3 bedrooms
- Functional bathroom
- Kitchen with dining area
- Natural gas
- Side deck off the kitchen
- Laundry
- Sunroom
- Carport with a roller door
- Outdoor entertaining area
- 2 garden sheds

This home has been lovingly looked after for many years, with immaculate gardens and the house in good condition. Windale is a suburb that will see significant capital growth over the coming years for its proximity to Charlestown Square shopping centre and Redhead Beach, as well as only being a short drive into town. Perfect for the investor who wants to sit on the property for years to come and reap the rewards, put a granny flat in the back yard and double the income. Alternately, this is a great start for a first home buyer as the houses opposite have been fully renovated and the street is predominantly privately owned.