

**2/37 New York Avenue, Warners Bay, NSW 2282**



**Townhouse For Sale**

Tuesday, 12 December 2023

2/37 New York Avenue, Warners Bay, NSW 2282

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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

Set in a prime cul de sac position, with the serenity of only a single neighbor, this townhouse in a complex of two is sure to delight. With a large living and dining area along with an abundance of afternoon light, your day to day will be spent relaxing on the bottom level in bliss. The kitchen, which is smartly positioned nearby the undercover entertaining and courtyard, will make for the perfect location to host and enjoy with your friends and family nearby. With its large yard and extremely well landscaped gardens, along with a habitat for birds and wildlife next door, many days might well be spent enjoying the sun. Upstairs, large carpeted bedrooms can be found. With a pleasant outlook from any respective bedroom window, rest, peace, and quiet will be a breeze. With shops, cafes, schools, parks and The Esplanade nearby, enjoy all that Warners Bay has to offer. Additionally, the townhouse sports a direct shortcut to Hillsborough road, so you can enjoy all the amenities such as Warners at The Bay, Dull Boys and Genesis, all within a short walk. - 3 Carpeted Bedrooms- Large Bathroom Upstairs - Bathroom Downstairs - Courtyard with Undercover entertaining - Yard - Beautifully Landscaped Gardens- Wildlife/Bird Habitat next door- Close to Schools, Shops, Cafes and Parks - Shortcut to Hillsborough Road- 123m2 Floorspace with Approx 303m2 allocation to strata entitlement- Strata \$120 Per Month (Self Managed)