

**2 Theile Place, Mount Warrigal, NSW 2528**

**Innovate**  
property  
group

**Sold House**

Friday, 26 January 2024

2 Theile Place, Mount Warrigal, NSW 2528

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 651 m2**

**Type: House**



Mark Spinelli

**\$846,000**

Boasting serene Lake Illawarra views and an enviable north-facing aspect, this brick home delivers charming, sun-soaked living in a quality neighbourhood. Resting on a 651m<sup>2</sup> block in a peaceful cul-de-sac, abundant natural light cascades in to create a welcoming atmosphere. Full-height glass windows and sliding doors in the family room enhance this, opening onto a timber deck for some lakeside relaxation or entertaining. Whether enjoying a relaxed brunch or watching the sun sparkle on the water, this alfresco area will be a favourite place to retreat. Bright and cheerful interiors also continue in the open plan kitchen, living and dining zone, while three bedrooms are serviced by a bathroom with a separate toilet. Storage is plentiful under the home, with established gardens and lawns that can be easily maintained. Occupying an outstanding location, convenience is paramount here. Picturesque Lake Illawarra, renowned for boating and fishing, is at your doorstep, along with the newly upgraded Boonerah Point Park. Shellharbour Hospital, Stockland Shellharbour, and the revamped Reddall Reserve are also close, with the latter sure to be a huge hit with families. Plus, when you're craving the sand and surf, popular Warilla Beach is under 4km away. Catering equally to first home buyers, young families and mature couples, explore your options to enjoy this charming home as is or modernise and make it your own. Don't miss your chance to secure a central lakeside lifestyle - inspect today!

**Property Specifications:-** North-facing brick home capturing beautiful Lake Illawarra views- 651m<sup>2</sup> block in a quality neighbourhood and at the end of a quiet cul-de-sac- Comfortable as is or modernise and make it your own- Northern orientation invites in abundant natural light - Bright, open plan kitchen, living and dining zone- Sun-soaked family room features full-height glass windows and doors, inviting in sunshine and lake vistas- Three bedrooms, including two with built-in robes- Main bathroom with separate toilet- Timber entertaining deck with a Lake Illawarra outlook- Abundant under-house storage- Single carport and adjacent workshop- Established easy-care gardens and lawns- Outstanding location close to all necessary conveniences- Nearby to picturesque Lake Illawarra, ideal for boating or fishing- 600m walk to the upgraded Boonerah Point Park- Close to Shellharbour Hospital (2.5km), revamped Reddall Reserve (3km), Stockland Shellharbour (3.4km)- Under 4km to Warilla Beach, a popular place for swimming and surfing