

22 Adelaide Street, Greenwell Point, NSW 2540



House For Sale

Tuesday, 23 January 2024

22 Adelaide Street, Greenwell Point, NSW 2540

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1176 m2

Type: House



Sarah Tebbutt
0401691793

\$1,199,000

Ray White Berry welcomes you to 22 Adelaide Street, Greenwell Point! This charming house is offering a fantastic opportunity for those seeking a new home or investment property. Situated in the peaceful and picturesque suburb of Greenwell Point, this property boasts a convenient location that is close to all amenities. As you step inside, you will be greeted by a warm and inviting atmosphere. This house features a spacious layout, providing ample room for comfortable living. The well-designed floor plan includes 3 bedrooms, plus a home office/4th Bedroom, 2 bathrooms, and three living spaces. The kitchen is equipped with stainless steel appliances and offers plenty of storage and preparation space. It seamlessly flows into the dining area, creating the perfect setting for entertaining guests with sliding door access out to the veranda. The outdoor area of this property is equally impressive. The generous backyard provides a great space for children to play or for hosting outdoor gatherings. Additionally, the garage/carport offers secure parking and storage options. Located on Adelaide Street, this property benefits from its proximity to local schools, shops, and public transport. Greenwell Point is known for its tranquil surroundings and stunning natural beauty, making it an ideal place to call home. Don't miss out on this incredible opportunity to own a beautiful house in Greenwell Point. Contact Sarah today on 0401 691 793.

Location features,

- Greenwell Point NSW is located on the east coast of Nowra and is one of the leading seafood ports in the Shoalhaven. The kids love to watch the small fleet of trawlers brining in their catch of the day.
- There are three boat ramps and picnic areas for you and your family to use. Kayaking around the Comerong Island canals is popular.
- There is a wide footpath that runs along the waterfront, providing a great place for little kids to ride their bike or scooter - or just run! Enjoy some hot chips and fresh local seafood by the water after a play at the park. Pelican Rocks Cafe is award winning restaurant you must try out.

Property Features:

- **Construction-** Double brick lower level, brick veneer top level with tiled roof
- Front foyer, lead light glass door
- Vinyl floors in living areas, carpet in bedrooms, plantation shutters, LED downlights throughout the home
- Reverse cycle air conditioning
- Lower Level,**
- Rumpus room, Epoxy floors, ceiling fans, with sliding door access to back yard space
- Home office/ Bedroom 4, Custom built barn door, vinyl floor, ceiling fan with an oversized storage area
- Laundry/ Second bathroom, tiled floors to ceiling, frameless shower, chrome fixtures, toilet, built in cabinetry, timber bench space
- Top Level,**
- Dining area, sliding door access to front balcony area
- Kitchen, laminate bench tops, stainless steel appliances, range hood with herringbone tiled splash back, electric hot plate, 60cm oven, dishwasher, stainless steel sink, black power points, fridge is plumbed to water
- Living area, ceiling fan, sliding door access to front balcony,
- Bedroom 3 and Bedroom 2, ceiling fans with built in robes
- Main bathroom, tiled floors to ceiling, frameless shower, Fienza Gun metal fixtures, bath, timber vanity with sensor light mirror, toilet
- Master bedroom, built in robes, ceiling fan, with sliding door access to front balcony

Exterior features,

- 3 Phase power connected to the garage
- Fully fenced yard, colorbond construction
- Alfresco area, timber floors with built in BBQ area, (sold with property)
- Enclosed Patio
- Carport
- Garage, concrete floor, single roller door access, both water and power connected
- Garden shed
- Dual rear access
- Solar 6.6kw system, with a 5kw inverter