

**22 Magnolia Avenue, Davistown, NSW 2251**

THE AGENCY

**House For Sale**

Monday, 17 June 2024

22 Magnolia Avenue, Davistown, NSW 2251

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 696 m2**

**Type: House**



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## For Sale

Beautifully modern home with a dedication to family design and uncompromising quality, mere minutes from the water's edge. Placing a strong emphasis on relaxed indoor-outdoor living, this breathtaking split level home provides ease of living, balanced by fabulous outdoor entertaining. A modern colour palette complements the light and airy feel throughout the home. The fully fenced yard is ideal for a young family, with plenty of space to play. Featuring a drive-through single garage, huge double garage plus a large workshop with loft and ample space for your boat, trailer, caravan, you name it. Additionally, a 2 storey, 1-bedroom studio offers versatile spaces perfect for guests, creative pursuits, or a home office.

Features: Main House: 3 bedrooms Walk-in robe in master 2 bathrooms 3 toilets Open plan living Modern kitchen & bathrooms Single drive-through garage Huge double garage at rear Large Workshop Studio: 1 bedroom 1 bathroom Living Room Modern Kitchen Walk to waterfront & pirate park 696 sqm approx block size