

**22 Marmion Street, Mannering Park, NSW 2259**



**House For Sale**

Friday, 3 May 2024

22 Marmion Street, Mannering Park, NSW 2259

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ron Coleman



Erin Roper

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## **Price on request**

This charming 3 bedroom brick home offers untapped potential to create your forever home or a fantastic investment. Open plan living & dining with stunning soaring cathedral ceilings & exposed timber beams which flows out to a sun drenched front porch and water glimpses. Ideally positioned moments to the lake edge, boat ramps & shops. Features: - Oozing with character & charm, plenty of potential to update - Large eat in kitchen with granite bench tops - Water glimpses of Wyee Bay - Open plan living & dining spaces - Original bathroom with seperate bath tub- Good sized laundry with plenty of storage space - Flexible floor plan with multiple living spaces - Oversized master bedroom with walk in robe & exposed timber beams - Low maintenance garden & fully fenced paved entertaining area - Split system air conditioning & off street parking - Short drive to Lake Munmorah shopping village - Currently rented for \$500pw