

# 2A Overhill Road, Primbee, NSW 2502



## Sold House

Friday, 6 October 2023

2A Overhill Road, Primbee, NSW 2502

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 442 m2**

**Type: House**



Tim Bartlett

## Contact agent

Take this opportunity to stamp your own style on this well-built, spacious four-bedroom, three-bathroom brick and brick veneer home in Primbee. Freshly painted throughout, it is located in a quiet neighbourhood only a stone's throw away from Primbee Bay on the shores of Lake Illawarra. Step inside and walk upstairs to a large living area that combines a lounge and dining area that opens to a south facing undercover balcony. There is also a large kitchen and meals area that steps out onto an east facing verandah, perfect for that sun soaked first coffee of the day. Continuing on this floor, the main bedroom features an ensuite and walk-in-robe, while the generously sized bedrooms two and three have built-in-robos. The main bathroom has a separate bath and shower and a WC in an adjacent room. Upstairs is rounded out with two linen presses and a laundry chute that goes directly downstairs. Downstairs, there is a rumpus room that can be used as a fourth bedroom, a teenagers retreat or temporary accommodation for visiting in-laws. It has the privacy of a second shower and toilet that is combined with the laundry. Enjoy the creature comforts including roller shutters on most windows, reverse cycle multi-zoned air conditioning, ceiling fans in some rooms and multiple gas point for your winter heating. There are also energy savings to be enjoyed from the solar electricity panels. The generously sized double garage with internal entry into the home also leads out a large storage space or workshop. Conveniently located in Primbee, it is only a 5-minute drive to Port Kembla Beach, 10 minutes to Windang or a 2-minute walk to Lake Illawarra. Fancy 18 holes on the golf course? The picturesque Port Kembla Golf Course is nearby. There are also plenty of shopping options in nearby Warrawong or Warilla for groceries, retail or cafes. Contact Tim today to organise your inspection.

RatesCouncil | \$487.21 p/q approx  
Water | \$173.29 + usage p/q approx