

# 2A Werona Avenue, Punchbowl, NSW 2196

## Duplex/Semi-detached For Sale

Wednesday, 3 April 2024

**McGrath**

2A Werona Avenue, Punchbowl, NSW 2196

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 299 m2

Type:

Duplex/Semi-detached



Angelo Vagenas  
0412125753



Gregory Kolyvas  
0412357849

## **Guide \$880,000**

Nestled in a desirable pocket of Punchbowl, this versatile duplex creates an excellent opportunity for growing families seeking space and flexibility. It's a walk to the primary school and Roselands Shopping Centre, while only moments from city transport.- Welcoming entrance foyer to central lounge and dining room- Freshly painted interior is further enhanced by natural light- Covered verandah, sunlit backyard, central courtyard/balcony- Breakfast bar kitchen, gas cooktop, stainless steel appliances- Upper level enjoys enclosed balcony/sunroom plus study nook- Three comfortable bedrooms are fitted with built-in wardrobes- Two tidy bathrooms, two way main with spa bath and shower- Excellent opportunity for owner-occupiers or astute investors- Ducted air conditioning, gas heating bayonets, laundry room- Automated double garage, internal access, understair storage