

**31 Central Avenue, Como, NSW 2226**



**House For Sale**

Friday, 3 May 2024

31 Central Avenue, Como, NSW 2226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1092 m2**

**Type: House**



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## **Friendly Auction - Price Guide \$1,650,000**

Situated on an expansive parcel of land, this delightful residence is strategically positioned to embrace its panoramic water views. Boasting a split-level layout, this residence exudes warmth and versatility, offering endless lifestyle possibilities. Its thoughtful design maximizes the north-facing orientation, inviting natural light to illuminate all interiors. Adding to its appeal, the property also features convenient water access, providing opportunities for waterfront enjoyment and activities.

**Key Features:-** Inviting living and dining area featuring pitched wooden paneled ceilings, two ceiling fans, and split system air conditioning, leading effortlessly to a spacious balcony capturing serene water views.- Recently renovated, this character-rich kitchen is equipped with an electric cooktop, dishwasher, pantry, and ceiling fan, complemented by skylights that flood with natural light.- Three bedrooms, including a master suite with air conditioning and an ensuite, each presenting captivating water views, with two of them equipped with built-in wardrobes.- Family bathroom complete with a bathtub and shower.- Sun-drenched north-facing yard with lush lawns and direct access to the waterfront for recreational use, complemented by a separate courtyard boasting a pizza oven.- Internal laundry accompanied by a cellar and a double carport offering ample storage space and a workshop area.- Additional amenities include a ducted vacuuming system, garden sheds, and secure video intercom.- Situated in a tranquil locale, just moments away from Como station, esteemed schools, parks, reserves, local shops, and the esteemed Como Marina and Pleasure Grounds- Land size: Approximately 1,092 square meters - providing ample space for outdoor enjoyment and potential future enhancements.Council Rates: \$555.21 approx.Water Rates: \$173.29 approx.Land size: 1,092sqm (approx.)Auction Details: Tuesday 28th May, Cronulla RSL, 6pm