

# 35 Moala Parade, Charmhaven, NSW 2263

## House For Sale

Wednesday, 12 June 2024



35 Moala Parade, Charmhaven, NSW 2263

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 686 m2

Type: House



Max Manning  
0243920700



Danielle Foster  
0243920700

**\$700,000 - \$760,000**

Discover this immaculate three-bedroom home, perfectly positioned within walking distance to schools, shops, transport, and the water. This property offers a rare combination of convenience and comfort, making it an ideal next home for any family. Enjoy the durability and charm of a solid brick and tile construction. Modern Kitchen featuring a dishwasher and ample bench space, perfect for meal preparation and entertaining. Comfortable Living Areas air conditioning and a fully enclosed sunroom that can serve as a second living area or kids' zone, overlooking the expansive backyard. All bedrooms are equipped with built-in wardrobes, offering ample storage. Single lock-up garage and workshop at the rear, with an additional single carport and multiple off-street parking options. Set on a large 689sqm block, the property includes 5 x 1000L water tanks, 12 solar panels, and a solar hot water system. Centrally located close to local schools, shops, and public transport, making everyday living a breeze. This property is one of those rare opportunities you won't want to miss. Arrange a private viewing today and secure your dream home! Contact us now to schedule a viewing and make this sought-after property yours! **DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, The Wiseberry Heritage Group, does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.