

**36 Woodlands Avenue, Balmoral, NSW 2283**



**House For Sale**

Wednesday, 29 May 2024

36 Woodlands Avenue, Balmoral, NSW 2283

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1258 m2**

**Type: House**



Chris Smith  
0403710512



Kate Wild  
0414280544

## **Price on request**

Enjoy spectacular sunsets across the mountains, freshly painted throughout benefiting from an elevated position, featuring wraparound verandah, loft bedroom, covered parking for multiple vehicles off street and stunning garden areas offering privacy and tranquility.- Three bedroom home with air conditioning and ceiling fans - Set on a 1,258sqm block with amazing sunset views- Ample off street parking for cars or boat/caravan - High ceilings and loft space for parents or teenage retreat- Potential for further renovation or extension- Shed and storage underhouse for additional space - Downstairs study, studio room or home office- Front and rear covered entertaining deck- Rental estimate \$550-\$600 per week- Minutes' drive to Lake Macquarie, local boat ramp, 15 minutes to M1KEY DETAILS:Council Rates \$1,806paWater Rates \$819pa