

**37 High Street, Thirroul, NSW 2515**

molenaar + mcneice

**Sold House**

Friday, 20 October 2023

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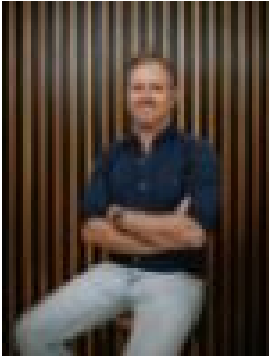
**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 582 m2**

**Type: House**



Troy McNeice  
0421026610



Grahame Rowe  
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## Contact agent

convenience | lifestyle | opportunity Set in a peaceful cul-de-sac, this tightly-held family home is offered for sale for the first time. Boasting a convenient location within strolling distance to Thirroul's vibrant village with an array of cafes and restaurants or express train to Sydney for those who commute. With partially updated interiors the home presents great opportunity to modernise and add value on investment or move straight in and enjoy. Further potential maybe unlocked through future development with its 15.945m frontage for side by side dual-occupancy. Embrace the opportunity to secure a quality home available for the first time with never to be lost ocean views and great proximity in the highly sought-after 2515 postcode. what you will love... > well-maintained original family home with a bright and airy feel > potential dual occupancy site with 15.945 meter frontage > spacious light-filled living with large windows and ocean views > renovated eat-in kitchen with skylight and ample storage space> all four sizeable bedrooms generously feature built in wardrobes > original bathroom with double sink and generous storage options > total of three reverse cycle air conditioners and four ceiling fans > large 80sqm workshop or storage shed with patio, easy care backyard > outstanding potential for renovations to add value on investment > choose to live in or attract rent while planning future development > 15 minutes walk to Thirroul Beach, children's park and Olympic Pool> five minute walk to gourmet restaurants, cafes and heritage hotel> 12 minute walk to renowned entertainment venue Anita's Theatre> council = \$2,896 pa, water = \$688 pa, land size 582 sqmWhilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Molenaar and McNeice makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.