

**4/4 Kingsley Avenue, Ulladulla, NSW 2539**



**Townhouse For Sale**

Saturday, 4 May 2024

4/4 Kingsley Avenue, Ulladulla, NSW 2539

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Alan Wealleans

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**\$715,000**

Nestled in a prime location, this spacious free-standing townhouse offers a perfect blend of convenience and comfort. Step inside to discover a generously proportioned open-plan layout which welcomes you with ample natural light, creating a warm and inviting atmosphere. The airy living area seamlessly transitions onto a relaxing courtyard. Three spacious bedrooms, each with built-in robes. The master bedroom with a walk-in-robe. Other features include air conditioning for year-round comfort, downlights, private courtyard with low-maintenance gardens and a large garage with internal access ideal for rainy days. Tastefully presented with low-maintenance living at its core, it affords residents the luxury of time, allowing them to savour every moment of leisure amidst the coastal delights of Mollymook Beach and the nearby town centre of Ulladulla. Features: \* Free-standing townhouse with private courtyard and low-maintenance gardens \* 6.3 Kilowatt solar system \* Light filled spacious living and dining area, seamlessly connected by the central kitchen, creating an inviting space for relaxation and entertainment. \* Three well-proportioned bedrooms \* Modern bathrooms with bathtub to main bathroom \* Blend of tiled living areas and carpeted bedrooms, offering both comfort and style underfoot \* Air Conditioning throughout for year-round comfort \* Large Garage with Internal Access provides secure parking and convenience \* Council Rates \$1,459 pa approx / Water Rates \$1,044 pa approx plus usage / Strata Levies: \$700 pq approx. \* Estimated weekly rental of \$525 - \$550 \* 1.5km to Mollymook Beach, 1km to Ulladulla Post Office Please contact Alan Wealleans on 0408 188 661 to find out more. \*\*Please note images have been digitally styled.