

**41 Prentice Avenue, Old Erowal Bay, NSW 2540**



**Sold House**

Thursday, 21 September 2023

41 Prentice Avenue, Old Erowal Bay, NSW 2540

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 696 m2**

**Type: House**



Kevin Johnston  
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## Contact agent

Presented by Rhys Bennett and Kevin Johnston of One Agency Elite Property Group. This charming three-bedroom home would make a savvy addition to your investment portfolio or a great family home. Positioned on a level corner block spanning approximately 692m<sup>2</sup>, boasting an abundant space for a potential double garage or granny flat. As you step inside, you'll immediately appreciate the meticulous upkeep of this residence, featuring a renovated open-plan kitchen, dining, and living area. With a well-proportioned family bathroom, separate toilet, slow combustion fireplace, and a split-system air conditioner for year-round comfort, this home is designed with your lifestyle in mind. Step outdoors to a sun-drenched yard surrounded by a spacious paved area, perfect for gatherings. Conveniently located near shops, schools, restaurants, cafes, and the picturesque beaches of Jervis Bay, this character-filled home is an opportunity that won't last on the market for long at this price.- Ideal opportunity for homebuyers or investors- Charming three-bedroom home on a level corner block (approx. 692m<sup>2</sup>)- Potential double garage or granny flat- Renovated up open-plan kitchen, dining, and living area- Combustion fireplace and split-system air conditioner for comfort- Sun-drenched yard with low-maintenance gardens and generous paved area for outdoor entertaining- Conveniently close to shops, schools, restaurants, cafes, and the beautiful beaches of Jervis Bay- A character-filled home offering a fantastic opportunity at this price point