

# 42 Armstrong Avenue, Gerringong, NSW 2534

## House For Sale

Wednesday, 28 February 2024



42 Armstrong Avenue, Gerringong, NSW 2534

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Angie Ritchie  
0403134813



Ryan Stalgis  
0242341911

**\$2,000,000**

Located in the prestigious dress circle of Gerringong, 42 Armstrong Avenue offers a sophisticated coastal lifestyle with stunning views. This impeccably renovated split-level home is set on an elevated 610sqm block and features three bedrooms, two bathrooms and a single garage and carport. Set over three levels, the home has been impeccably renovated and is centred around a large modern kitchen and open plan living space, surrounded by expansive floor to ceiling windows which take advantage of the stunning views to Warri Beach, along with the ocean to the mountains – iconic Gerringong. The gourmet kitchen is modern and features quality appliances, Caesarstone benches and an island bench perfect for family and entertaining. This area opens to an expansive north east facing deck with a versatile retractable roof, along with a second smaller deck set back a little out of the weather. The bedrooms are all generous in size, two with built-in wardrobes. The main bedroom takes advantage of the gorgeous views. Two extra, separate living areas add a functionality to the home, serving as a lounge area, home office, media room or a rumpus room. Additionally, the downstairs living and bedroom can be separated from the main living area, which provides extra privacy or a separate rental income. The home also features an extra large underhouse storage area and workshop, a large single garage and carport along with lovely established gardens. All in a prestigious address a short distance to cafes, shops, the headland and Gerringong's premier beaches and rockpools. If you are seeking a sophisticated coastal lifestyle with one of Gerringong's best addresses, 42 Armstrong Avenue might be your new home. Contact Angie Ritchie for more information.