

# 46 Henricks Parade, Mount Warrigal, NSW 2528

STONE

## House For Sale

Monday, 8 January 2024

46 Henricks Parade, Mount Warrigal, NSW 2528

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 575 m2

Type: House



Yenson Mui  
0421882541



Neil Webster  
0242281622

## Auction

Making a sleek modern statement in a premier lakeside setting, this home offers an elite lifestyle defined by quality throughout. Spanning two versatile levels and providing multiple living areas, modern alfresco flow and nearly touchable lake views, it resonates with summer appeal mere metres from Boonerah Point Park and minutes from schools, Stockland and transport.- Sought-after opportunity blending comfort, ambience and convenience- Two generous lounge rooms, formal dining + custom study nook with desk- Lovely sun patio, large child-friendly yard with rolling lawns and garden shed- Chic kitchen showcasing quality appliances and waterfall-edge stone benchtops- Luxury ensuite with mirrored storage and frameless shower; robes throughout- Guest toilet, lock-up garage with internal access, low-maintenance 575sqm (approx.) block- Just one door down from cut-through path to walking track and foreshore- Shops, cafes and beaches in easy reach and Wollongong CBD bus at the door Council rates \$561.34pq approx. Water rates \$158.45pq approx. To register for this auction, please follow the link below: <https://buy.realtair.com/properties/118657>