

**47 Delia Avenue, Budgewoi, NSW 2262**

**Raine&Horne.**

**House For Sale**

Sunday, 31 December 2023

47 Delia Avenue, Budgewoi, NSW 2262

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



Mark Griffiths

0414874002

## For Sale

This charming brick 3-bedroom, 1-bathroom house is now available for sale. With a spacious backyard, secure parking for up to 6 cars, and a range of convenient features, this property is perfect for families or those looking for a cozy home. Step inside and be greeted by the warm and inviting atmosphere of this comfortable home. The interior features include air conditioning, built-in robes, floorboards throughout the living areas, and an internal laundry. The open floor plan creates a seamless flow between the living room, kitchen, and dining area, making it ideal for entertaining guests or spending quality time with family. The fully fenced backyard provides a safe and private space for children and pets to play. Additionally, the garden and shed offer opportunities for those with a green thumb or those in need of extra storage space. The property also boasts an eco-friendly water tank, helping you reduce your environmental footprint.

**Key Features:**

- Three spacious bedrooms, all with built in wardrobes.
- Timber flooring throughout the living areas.
- Good size functional kitchen with gas cooktop.
- Cosy sunroom.
- Split-system reverse cycle air-conditioning to keep you cool in summer and warm in winter.
- Full bathroom with bath.
- Solar panels x 8.
- Double lock-up garage for secure parking or extra storage.
- Large covered carport.
- Off street parking for up to 4 more cars or boat and caravan
- Sunny level yard with plenty of space for a pool.
- Located in a whisper quiet street close to Budgewoi Public School.
- Conveniently close to Budgewoi shops with supermarket, butcher, newsagent, chemist, medical facilities, post office cafes, restaurants, and a host of other specialty stores for all your daily needs.
- Just a short drive to pristine beaches for endless summer fun.

There are a number of boat ramps dotted around the local area to access the lake for water sports activities.

- Easy access to the local social clubs for entertainment and events.
- Potential to add a granny flat (subject to council approval)

Don't miss out on this fantastic opportunity to own this property in Budgewoi. Contact Mark Griffiths on 0414 874 002 to arrange a viewing and make this house your new home.

Land Size - 556 sqm approx. Council Rates - \$1,292.07 p/a approx. Water Rates - \$994.02 p/a approx. \*E & OE. Please note that all information herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested parties should rely on their own enquiries\*