

**61A Warrigal Street, Nowra, NSW 2541**



**Villa For Sale**

Tuesday, 9 April 2024

61A Warrigal Street, Nowra, NSW 2541

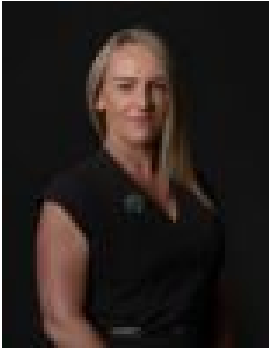
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 122 m2**

**Type: Villa**



Sian Silk-King  
0431578515

**\$650,000**

Welcome to 61A Warrigal Street, Nowra. A fantastic opportunity which will appeal to a variety of buyers who are looking to secure a modern home that is located at the end of a quiet cul-de-sac in the Carrington Park Estate. This villa is neat and tidy and would be ideal for a first-time investor, home owner or simply add to your property portfolio. The three-bedroom villa offers you a functional layout with a large living room at the front of the property, an open plan kitchen - living and dining area and private elevated back yard for extra space. This is definitely a property worth every buyers immediate inspection. Property features: - Large front main living room - Master bedroom with built-in robe, ensuite and ceiling fan- Two additional bedrooms, both large in size with built-in robes and ceiling fans- Modern kitchen with breakfast bar, gas cooktop, electric oven, double sink and dishwasher- Internal laundry room and air conditioning- Large main bathroom with shower, toilet, vanity and bath tub- Undercover alfresco area which features a large stone-rock wall and timber staircase that leads you to the elevated additional garden area with fantastic views of the mountains- One designated car parking space at entrance and a single lockup garage - Low maintenance gardens and side entrance gate- Rates - \$364.55 p/q approx - Water - \$353.00 p/q approx - Currently tenanted until the 22nd May 2024, with a current rental of \$495.00 p/wk Conveniently located in close proximity to the Worrigeer Shopping Village, Medical Centre, The Nowra Christian School, Pre-schools and Day Care Facilities. The Nowra CBD is only 6-minutes away. Don't let this little gem slip through your fingers. Call Sian Silk-King today and arrange an inspection. Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.