

**7/827 Henry Lawson Drive, Picnic Point, NSW 2213**



**Sold Villa**

Wednesday, 4 October 2023

7/827 Henry Lawson Drive, Picnic Point, NSW 2213

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



Paul Davis  
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**\$986,000**

This delightful and stylish three bedroom villa is absolutely suitable for every type of buyer – young family, down sizer or investor. Perfect inside and out with a large entertainers area, secure and private rear yard for small children or pets. A perfect location due to its close proximity to all the local amenities. It's a rare find in this tightly held and highly sought after residential pocket of Picnic Point. Highlights;- Three bedroom accommodation, all with built ins- Spacious open plan living and dining area- Newly renovated kitchen with quality fixtures and fittings- Updated main bathroom with separate bath and shower- Internal laundry with side access- Linen cupboard, split system air-conditioning and ceiling fans- Plantation shutters, floorboards and alarm system- Outdoor entertainment area with side access- Single lock up garage plus an extra allocated car space- Council rates \$400 per qtr approx- Water rates \$250 per qtr approx- Strata rates \$922 per qtr approx (being \$660 admin fund / \$262 building fund)- Potential rent \$650 - \$700 per week- Complex of 7- Popular Picnic Point location- Walking distance to Lambeth Reserve, Boardwalk and The Shop Café Contact Paul Davis on 0433 941 856 for more information.