

**70 Prentice Avenue, Old Erowal Bay, NSW 2540**



**House For Sale**

Wednesday, 6 March 2024

70 Prentice Avenue, Old Erowal Bay, NSW 2540

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 696 m2**

**Type: House**



Mitchell Klein  
0413915808



Tyllah Williams  
0493099066

## **\$790,000 - \$850,000 GUIDE**

Presenting this impeccably maintained and spacious family home nestled on approximately 696sqm of land, now awaiting its fortunate new occupants. Recently refurbished to perfection, this home features a sprawling open-plan layout encompassing living and dining areas, complemented by a delightful kitchen boasting an island bench, oven with gas cooktop, and exquisite timber benchtops. Noteworthy enhancements include updated light fixtures and reverse cycle air-conditioning, ensuring year-round comfort. Outdoor entertainment options abound with a generously sized entertaining area and dedicated games room or extra space for the family. The accommodation comprises three generously proportioned bedrooms, each equipped with built-in robes and ceiling fans, while the master suite offers a walk-in robe, ceiling fan, and access to the front verandah. Conveniently situated just a brief drive from shopping precincts, Jervis Bay beaches, St. Georges Basin waterways as well as an array of cafes and restaurants, this property caters ideally to families, investors, and holidaymakers alike. Act fast to seize this opportunity, as this gem won't remain available for long!