

**83 Myles Avenue, Warners Bay, NSW 2282**



**Sold House**

Sunday, 20 August 2023

83 Myles Avenue, Warners Bay, NSW 2282

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 287 m2**

**Type: House**



Hannah Sherry  
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**\$670,000**

Discover the charm and convenience of this delightful two bedroom brick and tile home nestled in a highly sought-after estate in Warners Bay. The property is Torrens Title, so it's your own block of land, with no strata fees or body corporate. Set on a low maintenance 287m block, you can enjoy the very best easy care lifestyle. All this is just a short, flat walk to Warners Bay Shopping Village, the Esplanade cafe strip, local schools, and the stunning waters of Lake Macquarie. The property is well maintained, with an open plan lounge and dining area. There are built in robes to both bedrooms, and the master bedroom offers ensuite access to the bathroom, plus a sunny, east-facing bay window. Enjoy the sunny rear courtyard, with enough grass for a small dog, and a paved alfresco area perfect for afternoon BBQs. The established greenery in the back yard offers potential for a veggie patch or a tranquil garden retreat. The single lock-up garage provides secure parking and internal access to the home, plus an additional car space in front. Perfect for downsizers, it would also first-time homebuyers or investors. With a rental potential of \$470 - \$520 per week and its prime location, this charming home offers an unbeatable opportunity for savvy buyers. Don't miss your chance to secure a piece of this highly sought-after area! Disclaimer: All information contained in this listing is provided to Global Property by the third parties, and is intended as a guide only. No warranty is given as to its accuracy and purchasers should rely on their own inquiries.