

9/26 Avondale Road, Avondale, NSW 2530

A-List.

Townhouse For Sale

Tuesday, 23 January 2024

9/26 Avondale Road, Avondale, NSW 2530

Bedrooms: 3

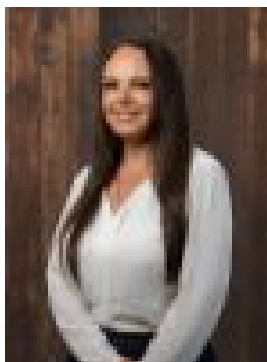
Bathrooms: 2

Parkings: 2

Type: Townhouse



Anthony Sorace



Karol Caires
0406477801

Price Guide \$639,000

This stylish three-bedroom townhouse boasts space, quality and tranquillity. Offering a desirable open plan layout with high ceilings and quality finishing's throughout, designed to maximize living space and natural light, while providing a tranquil, semi rural feel with breathtaking mountain views. The property features three generous sized bedrooms with built in wardrobes, open plan living and dining, modern kitchen with stone bench tops and stainless-steel appliances, main bathroom has a separate bath and shower, downstairs powder room with internal laundry, ducted air conditioning, private rear and front courtyard, single car garage plus extra car space and plenty of storage throughout. Located walking distance to schools, public transport, within 5-minute drive to Dapto Mall, F6 freeway and only 15-minute drive to Wollongong CBD and local beaches. Features:- Three generous sized bedrooms all with built in wardrobes- Open plan kitchen, living and dining area- Stylish kitchen with stone bench tops, stainless steel appliances and dishwasher- Two bathrooms, main offering separate bath and shower- Ducted air conditioning upstairs- Front and rear secure courtyards with rainwater tank- Internal laundry with separate powder room - Extra storage upstairs and downstairs- Single lock up garage with extra car space and internal access- Visitor car park and escarpment views- Rental Appraisal - \$550 - \$575 per week (approx.)- Currently tenanted \$550 per week, lease expires 4th April 2024 Outgoings: Council Rates \$425 per quarter (approx) Water Rates \$174 per quarter (approx) Strata fees: \$661 per quarter (approx) Disclaimer: Whilst A-List Property Group has made every effort to ensure the information supplied to you in our marketing material is correct, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, A-List Property Group makes no statement, representation, or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.