

**9 Fifth Avenue, Jannali, NSW 2226**

**FOX & WOOD**

**House For Sale**

Thursday, 9 May 2024

9 Fifth Avenue, Jannali, NSW 2226

**Bedrooms: 4**

**Bathrooms: 2**

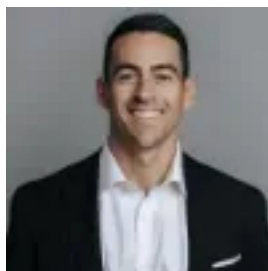
**Parkings: 5**

**Area: 562 m2**

**Type: House**



Jed Wood  
0408718118



Danny Fox  
0408718118

## AUCTION

A beautifully presented family home situated in a highly sought-after location, this residence offers easy family living, along with the convenience of plenty of off-street parking. Delivering modern updates throughout, the interiors are warm and inviting, while the floorplan offers flexibility with three bedrooms upstairs along with the family bathroom. The ground floor hosts the fourth bedroom - perfect as a main or great for guests - as well as an open living space, dining room, and a contemporary kitchen that overlooks the entertainers' deck, pouring out to the lush and level grassed backyard and pool area. Why you'll love it:

- Move-in-ready and beautifully maintained family home in a popular location.
- front dining room at entry
- Newly renovated main bathrooms plus an updated laundry.
- Contemporary kitchen which overlooks the back deck with district views.
- Extensive and level grassed yard with pool - great spot for kids and pets.
- Upstairs has 3 bedrooms, two with built-in robes.
- Side driveway access to double lock-up garage plus plenty of off-street parking for at least another 3 cars.
- Grassed yard and sunken above ground pool.
- Solar panels - 6.5kw
- Walking distance to pre-schools, primary schools, shops and transport.
- This home is selling for the first time in 29 years!
- Land size 562.8m<sup>2</sup>
- Quarterly rates: Council \$490, water \$430