

# 9 Parrendi Close, Avoca Beach, NSW 2251

**McGrath**

## Sold House

Wednesday, 6 March 2024

9 Parrendi Close, Avoca Beach, NSW 2251

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 764 m<sup>2</sup>

Type: House



Steve Nixon  
0243822222



Terence Dickinson  
0243822222

**\$1,700,000**

Located in an ideal position only 200m to Avoca Beach Primary and 700m to beach. This solid immaculately presented brick home on 758sqm of land is perfect for families looking to not only be in the heart of Avoca however, also have great potential to add value going forward.- Perfect for downsizers or families looking to add their personal touch- Functional layout with open plan kitchen and informal dining area- Three bedrooms, with easy conversion for a potential fourth bedroom- Covered entertaining barbecue area ideal for enjoying outdoor gatherings- Relax in your own private swim spa surrounded by easycare gardens- Level grassed lawn perfect for children to play or for pets to roam freely- Sun drenched north facing yard with plenty of room for outdoor activities - Double lock-up garage with off-street parking: ample storage space - Quiet cul-de-sac position; great for families, offering peace and security- Easy walk to all amenities that Avoca Beach coast lifestyle has to offerKEY DETAILS:Council Rates \$2,594paWater Rates \$994pa