

**12 Hale Avenue, Nowra, NSW 2541**



**House For Sale**

Tuesday, 2 July 2024

12 Hale Avenue, Nowra, NSW 2541

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 368 m2**

**Type: House**



Walter Galbraith  
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Julie Gauci  
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## AUCTION

Welcome to 12 Hale Avenue, Nowra! This delightful, modern 3-bedroom, 1-bathroom home with a single-car garage offers the perfect blend of comfort and convenience. Nestled on a 368m<sup>2</sup> block, this property is ideally situated within close distance to local schools, shops, a cinema, and the picturesque Shoalhaven River. Whether you're a small family, a couple looking to purchase your first home, or an older couple seeking to downsize, this home caters to a variety of needs. Step inside to discover a welcoming interior featuring beautiful wooden flooring throughout, built-in robes in each bedroom, and modern comforts like air conditioning and ceiling fans. The open and airy layout includes a sunroom that provides versatile space for relaxation or a home office. The heart of the home is its charming kitchen, which seamlessly flows into the dining and living areas, making it perfect for family gatherings and entertaining guests. The modern bathroom boasts a luxurious bath, ensuring a relaxing retreat at the end of the day. Outdoor living is equally impressive with a spacious front patio perfect for entertaining, a back patio for more intimate gatherings, and a fully fenced yard that offers privacy and a safe space for children or pets to play. Additional features include: A single-car garage providing secure parking and storage. A sunroom offering additional living space. Ceiling fans in bedrooms for added comfort. Located just 20 minutes from multiple beautiful beaches, 12 Hale Avenue offers the perfect balance of coastal and city living. Enjoy the convenience of nearby amenities while relishing the tranquillity of a peaceful neighbourhood. Experience the perfect blend of comfort and convenience in this charming home. Contact 4446 3169 at Ray White Culburra to arrange a viewing today and make 12 Hale Avenue your own!