

# 17 Crawford Avenue, Gwynneville, NSW 2500

molenaar + mcneice

## House For Sale

Thursday, 4 July 2024

17 Crawford Avenue, Gwynneville, NSW 2500

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 519 m<sup>2</sup>

Type: House



Filipp Lauretti  
0403114101



Trever Molenaar  
0435532023

## Auction

charm | entertainer | single-level Embraced by stunning afternoon sunsets and tastefully renovated interiors, whilst maintaining its period features, this remarkable single-level, cottage home will certainly pull at your heartstrings. Admired by its charm, convenient location and close proximity to Gwynneville shopping village, Beaton Park leisure centre, sporting ovals, parks, Wollongong CBD and UOW, this truly is the perfect family home. what you will love...> period features, high ceilings, decorative cornices, polished hardwood floors> contemporary fixtures and fittings throughout whilst maintaining character> stylish caesarstone kitchen with plenty of storage, stainless steel appliances> modern bathroom with floor to ceiling tiles, bath and a walk-in shower> multiple outdoor entertaining decks to enjoy with family and friends> generous sized living area in the heart of the home with loads of natural light> side access with a large triple lock up garage, ample storage space at the rear> easy maintenance child friendly yard, secured by a front electric gate> convenience to Gwynneville village shops, sporting ovals, public transport and UOW> close proximity and easy access to the north and southbound freeways> 6-minute drive to Wollongong CBD, 80-minute drive to Sydney> council = \$2,204 pa, water = \$691 pa, land size = 519 sqm Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, molenaar x mcneice 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.