

**24 Prentice Avenue, Old Erowal Bay, NSW 2540**



**House For Sale**

Sunday, 23 June 2024

24 Prentice Avenue, Old Erowal Bay, NSW 2540

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 6146 m2**

**Type: House**

**\$900,000 - \$990,000**

Presented by Rhys Bennett and Christopher O'Brien of One Agency Elite Property Group. The perfect blend of peace and convenience with this spacious 3-bedroom home plus study on the waterfront reserve. Located in a quiet, scenic setting away from the hustle and bustle, this home features built-in robes in all bedrooms, a large double car garage, and side access with plenty of space for cars, boats, and trailers. Enjoy a renovated bathroom, an updated roof from the early 90s, and air-conditioning at both ends of the house. The kitchen and dining areas have skylights, and the main section of the house boasts floorboards. Relax in the living room with a combustion fireplace and the dining room and an original open fireplace in the dining area as a feature. Coming off the covered outdoor entertaining area is a huge 1.5-acre block of land leading down to the waters edge for the keen fisherman out there. Just a 5-minute drive to shops, beaches, and schools, this home is situated on a quiet cul-de-sac street with a park at the end for kids to play. Enjoy the perfect retreat with everything you need close by. Key features:- Approx 1.5 acre waterfront reserve property - Quaint home with updates throughout- Convenient location close to shops, schools and beaches - Freestanding shed with extra storage room - Carport - Extra toilet in laundry