

**43 Girraween Avenue, Lake Illawarra, NSW 2528**

Laurence Morgan

**House For Sale**

Monday, 8 July 2024

43 Girraween Avenue, Lake Illawarra, NSW 2528

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 555 m2**

**Type: House**



Daniel Frazer

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## Guide \$725,000 - \$795,000

This single-level home, set on a near-level block, places you moments from Lake Illawarra, Warilla Beach, and Warilla Grove Shopping Centre. Its convenient location also offers easy access to Shellharbour and Warrawong. The residence also boasts a spacious living and dining area, three bedrooms with built-in wardrobes, a tidy bathroom, and a storage-abundant kitchen. Outdoors, enjoy an undercover entertainment area, landscaped gardens, and ample parking including a single car garage, carport, and driveway.- Generous living and dining space equipped with reverse cycle air-conditioning.- Three bedrooms with built-in wardrobes, Neat paintwork throughout. - Good sized kitchen with plenty of cupboard space and view over yard - Neat bathroom, internal laundry flowing onto rear deck and private yard.- Small covered entertaining deck at rear overlooking reserve.- Convenient parking with a single garage, carport and ample driveway space - Well-kept landscaped gardens featuring low-maintenance plants- Prime location moments from Lake Illawarra and Warilla Beach.- Warilla Grove Shopping Centre, schools, cafes and public transport moments away.- Near level, fully fenced & landscaped 556sqm block approx. backing on to reserve.\*All marketing material and advertising pertaining to this property including but not limited to images, floorplans, video, virtual tours, brochures, digital styling and furniture, drone and lifestyle images etc are for marketing and illustration purposes only and some may represent location, view or lifestyle photography. Whilst Laurence Morgan has made every effort to ensure the information supplied is truthful and correct, it may have been provided or sourced by third party individuals and suppliers and we cannot guarantee the accuracy of the information. If STCA or S.T.C.A is stated in advertising it is referring to "Subject to council approval" and we recommend seeking independent planning advice. Any displayed or advertised outgoings, estimates, land sizes, measurements, completion dates and distances are approximate only and may be subject to change without notice and Laurence Morgan gives no warranty to the accuracy of the information and takes no responsibility for any loss incurred from acting on the information provided. We strongly recommend all interested parties conduct their own due-diligence and research to ensure they are satisfied and fully informed in all respects prior to making an offer or proceeding to