

45 Yalwal Road, West Nowra, NSW 2541



House For Sale

Sunday, 23 June 2024

45 Yalwal Road, West Nowra, NSW 2541

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 904 m2

Type: House



Robert Gooch
0244236000

Offers Invited

Presented by Liam Tebbutt and Robert Gooch of One Agency Elite Property Group. Discover the ultimate in flexible living with this unique dual occupation property in West Nowra. Ideal for extended families or savvy investors, this expansive 904m² landholding hosts two separate dwellings offering a total of 5 bedrooms and 3 bathrooms. The first dwelling features 3 bedrooms, all with plush carpets, ceiling fans, and built-in wardrobes, ensuring comfort and privacy. The sunken living/dining area adds a touch of elegance, complemented by ducted air conditioning throughout and a seamless flow to the outdoor deck, perfect for alfresco dining. The second dwelling impresses with its own charms, including 2 bedrooms with built-in wardrobes and a master bedroom featuring a walk-in wardrobe. Multiple living spaces offer flexibility, with direct access from the dining area to the expansive undercover alfresco area, complete with astroturf for easy maintenance. Both kitchens are a chef's delight, with gas cooking facilities and quality appliances. The first dwelling boasts a Westinghouse oven, Whirlpool gas cooktop, and Fisher & Paykel dishwasher, while the second dwelling features a stylish butler's pantry, 20mm stone benchtops, and Westinghouse appliances throughout. The bathrooms are equally impressive, with the first dwelling showcasing a large bathtub and tiled-to-ceiling finishes, while the second dwelling features both a bathtub and shower, along with an ensuite tiled to the ceiling for added luxury.

KEY FEATURES:

45 Yalwal Road:- 3 bedrooms with B.I.R- 1 bathroom- Ducted air conditioning- Gas cooking with modern appliances- Updated bathroom- Dedicated outdoor living- Dedicated garage

45A Yalwal Road:- 2 bedrooms with W.I.R in master and B.I.R in second- 2 bathrooms (master bedroom with ensuite)- Ducted air conditioning- Gas cooking with modern appliances- Butlers pantry with 20mm stone benchtops throughout kitchen- Multiple living spaces- Dedicated outdoor living- Dedicated garage