

# Lot 2132 Godwit Avenue, Warnervale, NSW 2259

## Sold House

Thursday, 24 August 2023

Lot 2132 Godwit Avenue, Warnervale, NSW 2259

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 652 m2

Type: House



Brett Croucher



Carmel Lonergan  
0437983332

**\$1,300,000**

Ideal for investors, extended families, or separate tenancies, the Balmain Duo offers a great investment opportunity. Cleverly designed, the layout brings two homes under one roof. The main home showcases a dedicated lounge room, sunbathed interiors, premium finishes, and contemporary touches. Four robed bedrooms occupy the rear of the home. Internal entry from the secure double car garage leading straight into the kitchen makes unpacking groceries much easier. The premium galley kitchen is the perfect spot to entertain and spend quality family time. It boasts a convenient walk-in pantry, breakfast bar and adjoining open plan living/dining space. Interiors expand seamlessly to the outdoor alfresco overlooking the landscaped backyard. Private yet attached, the one-bedroom granny flat is fully self-contained. It has equally high-end workmanship and separate porch access. Charismatic and bold, the Nickel colour scheme brings real personality to your home. The sleek combination of smoke, stone and charcoal lends itself to an industrial theme. Situated on a 652m<sup>2</sup> corner block this home will be absolutely complete when you get the keys, all you'll have to do is move in and make it yours.

Turnkey Inclusions:

- Two homes under the one roof, four bedroom family home plus one bed granny flat.
- Keep cool in summer and warm in winter with reverse cycle air-conditioning and save on electricity costs from the solar panels.
- Modern timber laminate flooring from the entry right through the high traffic and main living areas with matched tiles in the bathroom and ensuite.
- Quality inclusions including Colourbond roof, modern Caesarstone bench-tops, Caroma bathroom fittings and Westinghouse appliances.
- Separate master suite featuring walk in robe and ensuite plus extras like stone benchtops and soft close cabinetry.
- Fully fenced and landscaped including driveway, letterbox and washing line - all you need to do is move in.

Construction complete, move in now! Experience the AVJennings difference first hand by visiting our furnished AVJennings Showcase Homes located at our Sales and Information Centre. You get more with AVJennings. Just turn the key and move into this beautiful home! We have fixed price costs with single contract, ready to move into homes, and there are no progress payments along the way. Opportunities like this are rare so act quickly to avoid disappointment. Call our friendly Sales Consultant today.

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