

**22/10 Derwent Avenue, Avondale, NSW 2530**

**Townhouse For Sale**

Thursday, 4 July 2024

22/10 Derwent Avenue, Avondale, NSW 2530

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 237 m2**

**Type: Townhouse**



Ethan Hennessy  
0242675377



Shawn Condello  
0242675377

## Price Guide \$730,000 - \$780,000

Welcome to 22/10 Derwent Avenue, a neat and tidy three-bedroom, two-bathroom residence perfectly situated in the family-friendly suburb of Avondale. This home offers a harmonious blend of comfort and convenience, making it an ideal choice for families and investors alike. The property features a spacious kitchen with open-plan living and dining areas, creating a warm and inviting atmosphere perfect for everyday living and entertaining. The large laundry room provides ample space and direct access to the private grassy yard, where you'll find an undercover alfresco area, ideal for hosting gatherings with family and friends. The bedrooms are generously sized and fitted with spacious built-in wardrobes, providing comfort and privacy for all family members. A double lock-up garage ensures secure parking and additional storage space. Avondale is not just a place to live; it's a community ripe for investing. With a robust rental market and strong potential for future growth, this suburb is a golden opportunity for savvy investors. A short drive brings you to the bustling Dapto town centre, where you can indulge in shopping, dining, and a variety of professional services. Nature lovers will be thrilled with the proximity to Lake Illawarra, just six minutes away (approx.), offering a plethora of outdoor activities and a refreshing lifestyle. Kids will adore the nearby parks and playgrounds, and the sparkling Dapto Pool, also only six minutes away (approx.), promises endless fun and laughter. Education is a breeze with Dapto High School within walking distance and Mount Brown Public School a mere four-minute drive (approx.). School mornings will be stress-free with such convenient access. For commuters, Wollongong is less than 20 minutes away (approx.), and the nearby Dapto Station provides easy rail transfers, making travel a breeze. This property is more than just a home; it's an opportunity to live your best life in a thriving, dynamic community. Experience the perfect blend of comfort, convenience, and investment potential at 22/10 Derwent Avenue, Avondale. Don't miss your chance to inspect. Call today to arrange a viewing.