

**2/31 Golden Hill Avenue, Shoalhaven Heads, NSW** **Raine&Horne.**

**2535**

**Villa For Sale**

Tuesday, 2 July 2024

2/31 Golden Hill Avenue, Shoalhaven Heads, NSW 2535

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



Danielle Harris

## New to Market

Discover a charming villa that offers a peaceful and convenient lifestyle in the heart of Shoalhaven Heads. This well-maintained property is ready to welcome new owners who appreciate comfort, convenience, and a touch of coastal charm. Key Features:

- 2 Bedrooms, 1 Bathroom: Cozy and inviting, perfect for a small family, retirees, or first-time buyers.
- Spacious Living Area: Plenty of room to relax and entertain guests.
- Double Garage: Ideal for storing your vehicles, outdoor equipment, or additional storage needs.
- Modern Amenities: Includes built-in robes, a dishwasher, and reverse cycle air conditioning for year-round comfort.
- Outdoor Spaces: Enjoy the outdoors on the balcony or in the fully fenced garden, perfect for pets or children to play.
- North Facing: Allows for plenty of natural light throughout the day, creating a bright and welcoming atmosphere.
- Eco-Friendly: Solar panels installed to help reduce your energy costs.
- Connectivity: Broadband services available for your convenience.
- Prime Location: Walking distance to the Bowling Club, River, and Shops, providing easy access to local amenities.

Strata Fees: \$822.80 per quarter  
Council Rates: \$1,364.67 per annum

This villa is located in a desirable area, offering a blend of tranquility and convenience. Whether you're looking to downsize, invest, or purchase your first home, this property is a perfect choice. Contact Danielle Harris from Raine & Horne Shoalhaven Heads today for more information and to schedule a viewing.