

**2/34 Horsley Dr, Horsley, NSW, 2530**

STONE

**Villa For Sale**

Friday, 16 August 2024

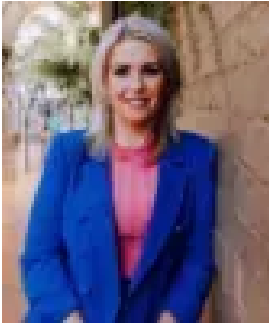
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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Sarah Ward



Kai Rovere

## Single-level spacious villa with great courtyard

For a young family or downsizer seeking the perfect union of convenience and easy living, this immaculately kept home well and truly delivers. Providing bright, comfortably proportioned interiors, impressive alfresco entertaining, and a lovely sense of peacefulness in a small complex of two, it brims with sanctuary appeal minutes from Wollongong transport, schools and Dapto town centre.

- Prime lifestyle setting with bus stops across the road, Gerringulli Park to rear
- Inviting open-plan design, low-maintenance flooring throughout, split-system A/C
- Generous paved courtyard boasting a pergola and attractive green aspects
- Centrally located kitchen full of charm with timber benchtops and gas cooking
- Sunlit main bed with ceiling fan and built-in robe; modern bathroom with shower
- Separate internal laundry, huge 13.8sqm (approx.) storage shed, one car space on title
- Stroll in moments to Horsley shops + cafes, approx. 1.2km to Dapto Public School
- Close to playgrounds, childcare and dog park – excellent home or investment

The below rates are provided as a guide:

Council rates \$433.23pq approx.

Water rates \$172.79pq approx.

Strata rates \$550.00pq approx.