

**2/36 Yorston Street, Warners Bay, NSW 2282**



**Villa For Sale**

Wednesday, 26 June 2024

2/36 Yorston Street, Warners Bay, NSW 2282

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



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**\$670,000 - \$720,000**

Set in a popular complex close to Warners Bay shops & approx. 1km to the shores of Lake Macquarie this 2 bedroom villa delivers the perfect low maintenance lifestyle. This single level brick & tile home comprises a functional design with open living area, separate dining in addition to a paved courtyard & single garage with internal access. The inviting living area features a fabulous bay window filling the home with natural light, with a split system air conditioner providing year round comfort. Both bedrooms are appointed with built-in robes & there is a separate linen closet ensuring there is adequate storage space. There is a private courtyard at the back of the home where you could enjoy a morning cuppa or soak up some sunshine plotting in the easy care gardens bordering this lovely home. Within 1km from Warners Bay Foreshore & walking path this location allows you to experience a relaxed lakeside lifestyle. Offering easy access to local cafes, boutique shops & public transport you can move in & make the most of this desirable pocket. - Single level brick & tile villa - 2 bedrooms with built-in robes - Inviting living area with bay window - Split system air conditioner - Ceiling fan in main bedroom - Open dining area - Well maintained kitchen with breakfast bar - Private paved rear courtyard - Separate laundry & second toilet - Single garage with internal access - Popular complex close to Warners Bay Shops - Approx. 1km to Warners Bay Foreshore - Strata Levies; approx. \$650 per quarter