

**3/11 Warwick St, Blackwall, NSW, 2256**

**McGrath**

**Villa For Sale**

Friday, 16 August 2024

3/11 Warwick St, Blackwall, NSW, 2256

**Bedrooms: 3**

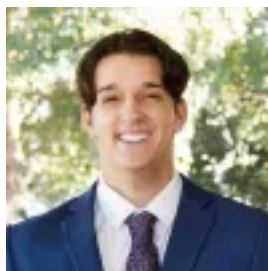
**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Matthew Dawson  
0243445544



Luca Zerdo  
0243445544

## Coastal convenience with low maintenance

This spacious two storey townhouse is ideally located within a small complex of just five. Perfect for those seeking an investment or home within a relaxed coastal suburb. Only minutes away from the bustling shopping village of Ettalong Beach, markets, cafés, restaurants, cinema and ferry to Palm Beach. This is a low maintenance property, perfect as an investment, as a weekender or as your permanent home.

- Open plan kitchen and dining area overlooking grassed courtyard; large living
- Good sized kitchen with plenty of benchspace and storage; separate laundry with w/c
- Three generous bedrooms on first floor, all with built-ins, main with large robe
- Ducted air conditioning on first floor; understairs storage
- Bathroom includes full sized bath with separate shower
- Single lock-up garage with internal access to townhouse
- Enjoy the low maintenance, ready for you to add your touches
- Five minutes drive to Ettalong's cafés, club, markets, cinema, beach, restaurants
- Short walk to bus to Woy Woy Train Station; or six minutes drive to station
- 15 minutes drive to M1 motorway; 45 minutes to NorthConnex; 75 minutes to Sydney

### KEY DETAILS:

Council Rates \$1,170pa

Water Rates \$1,063pa