

**3/74 Albert Street, Warners Bay, NSW 2282**



**Villa For Sale**

Saturday, 29 June 2024

3/74 Albert Street, Warners Bay, NSW 2282

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 140 m2**

**Type: Villa**



Daniel Mark  
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## **\$700,000 - \$770,000**

If you're looking for a low maintenance home or investment on a flat block, that's move in ready courtesy of house-proud owners and is central to everything you need including shopping, dining and extensive pathways that follow the lake's shoreline, your search stops here. One of only four homes in a friendly boutique complex, this brick villa is naturally sunlit with a neutral colour palette to easily add your stamp and air-conditioning for climate control. The practical open plan design is perfect for welcoming family and friends and flows into a gas-equipped kitchen, and two robed bedrooms share a bathroom with separate bath and shower. Enjoy some fresh air and relaxation time in the paved and covered outdoor setting where you can soak up northerly sunshine with your morning cuppa or dine alfresco when the mood strikes. A single garage offers internal access for ultimate ease. Cementing this villa's low maintenance and convenient lifestyle credentials, you'll find it easy to get a daily dose of exercise by walking to the town centre where all essential services, including medical, are on hand. Schools are close-by too, so it's easy for the grandchildren to pop in and say hi. Within a 10-minute drive you have access to the region's two largest shopping centres, Costco Warehouse and many foreshore parks. - Superb home for empty nesters or the elderly needing easy access to essential services - Single level home on a pancake-flat block - it is ideal for all-ability access - Close-knit complex of only four homes, low strata rates for Warners Bay - Open style living room flows into a dining area and spotless kitchen beyond - Both bedrooms feature a built-in robe and fan, the main boasts a lovely bay window - Sunny alfresco area, single garage with laundry area and courtyard access - Walk to Coles, Aldi, boutiques, a thriving café scene and picturesque foreshore- Strata Rates: TBA Water Rates: TBA Rental Potential: TBA Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.