

## Argenton, 30 Park Avenue

YOUR FUTURE STARTS HERE

If you have been saving your deposit and searching for the right property, this is the one!

A charming three bedroom cottage on a large flat block where all the work has been done for you.

New roof, new carpets and flooring, new hot water system, new blinds and freshly painted throughout!

There is a large, screened alfresco area overlooking the yard and a double tandem garage.

Start growing your veggies in the back yard and harvest the bounty from the mature orange, lemon and kiwi fruit trees.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$775,000

**View**  
[ljhooker.com.au/Y3RHN8](http://ljhooker.com.au/Y3RHN8)

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**LJ Hooker Warners Bay**  
**(02) 4915 3800**

All this in a quiet street, central to shops, schools and transport.

FEATURES:

- Three generous bedrooms
- Large lounge and living area
- All electric kitchen with skylight
- Screened outdoor living
- Ceiling fans throughout
- Three phase power
- Air conditioning
- NBN Ready
- Garage with workshop and benches
- Two garden sheds

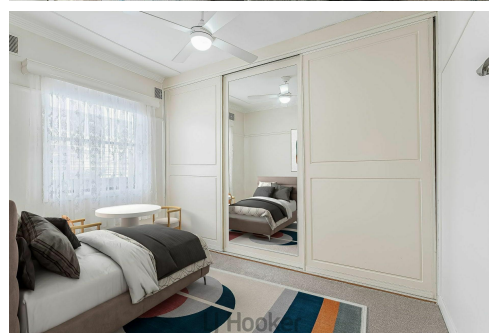
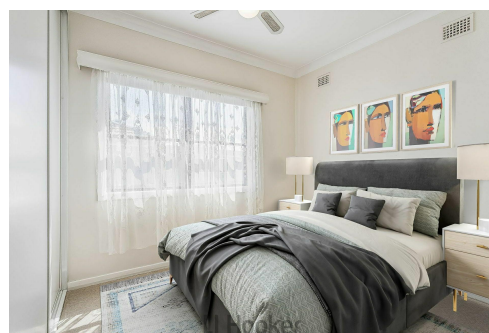
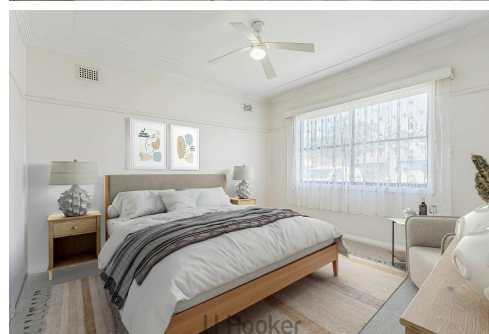
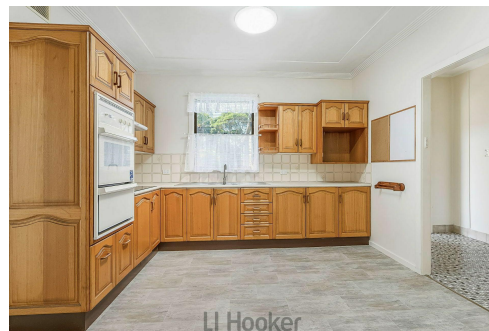
The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries. Some photos in the listing have been virtually styled.

### More About this Property

<b>Property ID</b>	Y3RHN8
<b>Property Type</b>	House
<b>Land Area</b>	637.4 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1) Carpeted Close to Schools Close to Shops Close to Transport

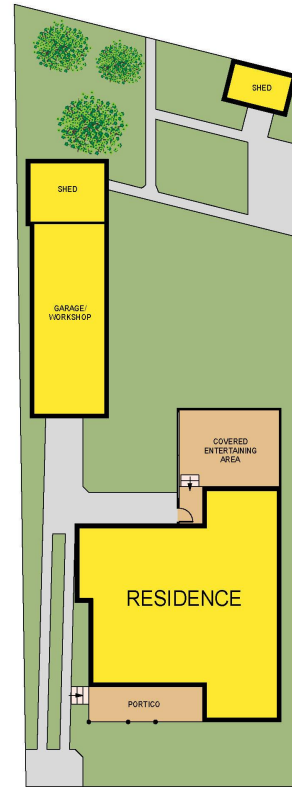
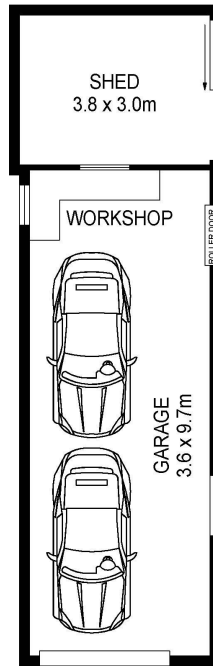
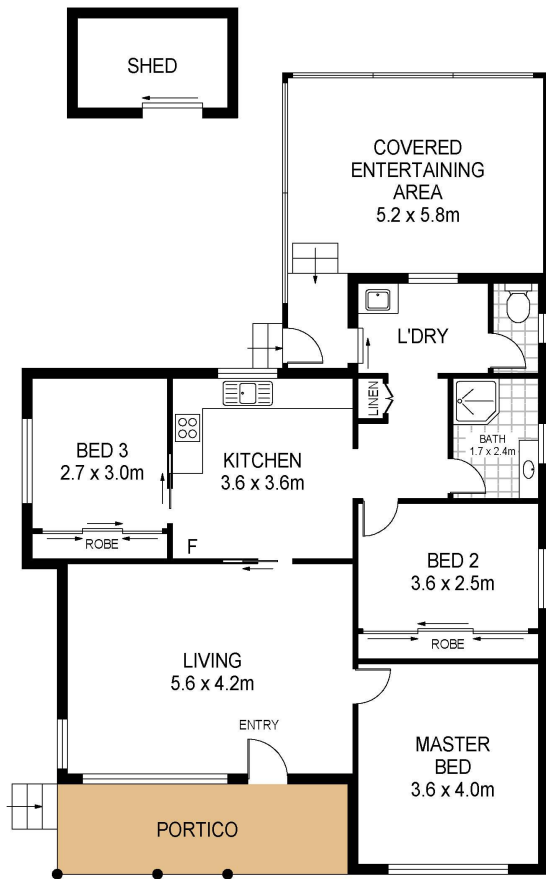
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 **LJ Hooker**

30 Park Avenue  
Argenton



Total Internal Floor Area: 118 sqm  
Garage Area: 35 sqm



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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