



4 Devitt Avenue, Mount Warrigal

Lake Views - Yes Please

For sale is a Charming 3 Bedroom + Study Family Home with Lake Views in Mount Warrigal - Welcome to 4 Devitt Avenue, Mount Warrigal.

Nestled in the highly sought-after suburb of Mount Warrigal. This delightful residence (with a little bit of TLC) offers a perfect blend of comfort, style, and functionality, making it an ideal choice for families, Investors and first-time buyers alike.

Offering 2 Spacious Living areas you have that opportunity to get away and have some peace and quiet without annoying anyone. Enjoy three bedrooms, each equipped with built-in robes, providing ample storage for your family's needs, The open-plan living area features a cozy open fireplace, perfect for those chilly evenings. The separate dining room and study add versatility to your living space, accommodating both work and leisure. - A fantastic addition for families, then there is a small rumpus room offers a dedicated space for entertainment and relaxation. The kitchen is ready for an update but can do for now until the makeover is complete. Access to the outdoor entertaining area is nice and easy off the rumpus then Step outside to discover a fully fenced backyard, ideal for children and pets to play safely. The outdoor entertaining area is perfect for hosting BBQs with family and friends, while the garden shed provides

3 1 2

FOR SALE

Please Call

AGENTS

Craig Hyde

0404 497 521

chyde.albionparkrail@ljhooker.com.au

AGENCY

LJ Hooker Albion Park Rail

(02) 4256 3344

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Interested parties must rely solely on their own enquiries.



additional storage for your gardening tools. Enjoy your morning coffee or evening wine in the living area, where you can soak in the stunning water views and bask in the north-facing sunlight.

Secure Parking: The property offers secure parking with a garage and carport, ensuring your vehicles are protected. - **Wine Cellar:** A unique feature for wine enthusiasts, the wine cellar under the house is perfect for storing your favorite bottles.

Situated in a peaceful neighborhood, this property is conveniently located near local amenities, schools, walkways, Shopping centers, parks, and the beautiful waterfront of Lake Illawarra. Enjoy the best of both worlds with a tranquil lifestyle while being just a short drive away from the bustling city center.

Don't miss out on this incredible opportunity to own a piece of paradise in Mount Warrigal.

Price guide \$880,000- / \$900,000-

Rental potential as is \$700per week. with a freshen up \$750-00 per week.

Contact Listing agent Craig Hyde on e: chyde.albionparkrail@ljhooker.com.au or m: 0404497521 arrange a private inspection and experience all that this charming home has to offer!

MORE DETAILS

Property ID	MUUG55
Property Type	House
Land Area	587.9 m2
Including	Study Fire Place Balcony Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Garden Shed Wine Cellar

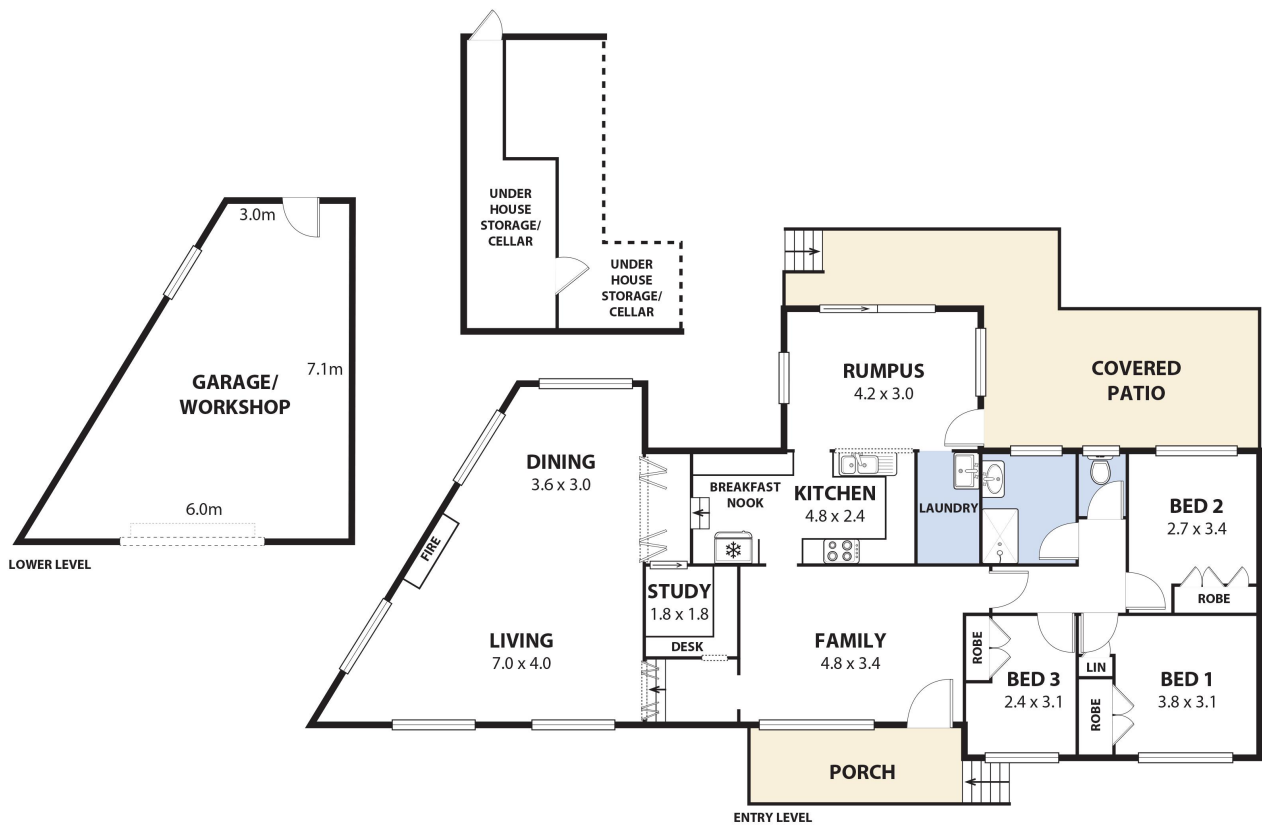
Craig Hyde 0404 497 521

Director/Area Specialist | chyde.albionparkrail@ljhooker.com.au

LJ Hooker Albion Park Rail (02) 4256 3344

195A Princes Highway, ALBION PARK RAIL NSW 2527
albionparkrail@ljhooker.com.au | albionparkrail@ljhooker.com.au





4 DEVITT AVE, MOUNT WARRIGAL
Internal Space 128m²



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