



Warners Bay, 1 Augusta Street

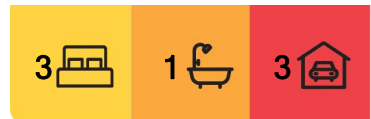
PRIZED PROPERTY WITH POTENTIAL PLUS!

Charming cottage in the heart of Warners Bay.

First time offered in over 53 years! This well-built hardwood frame home has been lovingly maintained, while retaining its retro charm!

This large block measuring 799m² of land sits high on the crest of Augusta Street, boasting views over the lake from multiple rooms with an expansive outlook from the back yard.

With Warners Bay Public School as your neighbour this home is a perfect entry into the market for young families looking to remove that pesky school drop off and pickup. You are just two minute's drive to The Esplanade and lake foreshore with all the amenities this popular suburb has to offer.



For Sale
\$835,000

View
ljhooker.com.au/XDWHN8

Contact
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LJ Hooker Warners Bay
(02) 4915 3800

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.

This property is ripe for first home buyers or young families wanting to put their own touch and style into a home without blowing the budget.

Discover the endless opportunities today.

Features:

- * Lake views
- * Three bedrooms
- * Open-plan kitchen
- * Connected lounge and dining areas
- * Two car garage located at the rear of the block
- * Large private backyard
- * Air conditioning
- * Extra workshop and storage room under home.
- * Drive-through access to garage
- * Adjacent to public school in quiet street

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

More About this Property

Property ID	XDWHN8
Property Type	House
Land Area	796.7 m ²
Including	Toilets (1)

John Church 0414 294 944

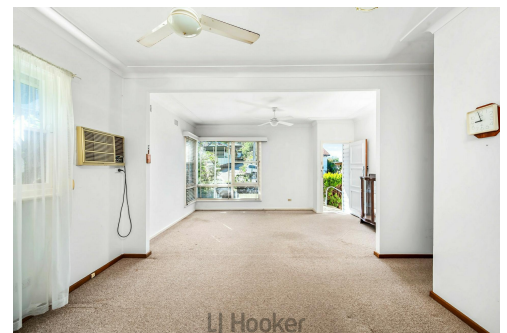
Sales and Marketing Executive | Independent Contractor |
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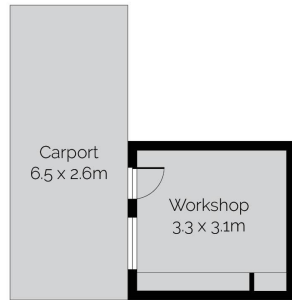
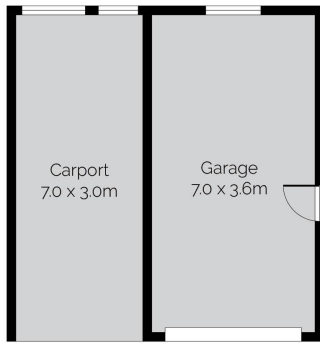
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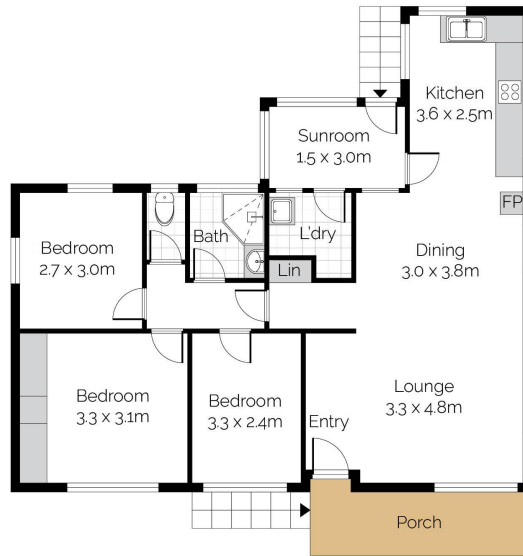


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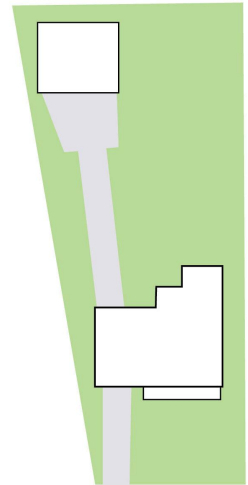
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Street Level



Site Map
Not to Scale



1 Augusta Street Warners Bay

*Not to scale. Floor plan for illustration purposes 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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