



## Warrawong, 12 Barbara Avenue

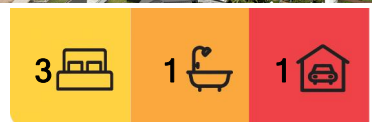
Affordable family home!

Located on the high side of the street, this is a great opportunity to purchase a home that will offer excellent long-term growth, generated by the proximity to the lake Illawarra shops, schools and local amenities.

This solid built home has great renovation opportunities with cypress pine floorboards, large living space and the opportunity to generate 2 incomes from the 1 title by building a granny flat in behind.

### Features Include

- \* 558m2 Block located on the high side of the street
- \* 3 bedrooms with build-ins to 2 of the bedroom
- \* Large storage cupboards
- \* Neat veranda off front area
- \* Split system air conditioning



**For Sale**  
\$742,500.00

**View**  
[ljhooker.com.au/4B7HV8](http://ljhooker.com.au/4B7HV8)

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**LJ Hooker Picton**  
**(02) 4677 3441**

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- \* Gas for cooking and heating
- \* Large sliding doors and windows off living area to veranda
- \* security shutters on windows
- \* undercover area off the back door
- \* Excellent proximity to Lake Illawarra

A short distance to the stunning beaches and the idyllic coastal city of Wollongong. Other points of interest nearby, schools, Illawarra Yacht Club and Warrawong Plaza.

## More About this Property

<b>Property ID</b>	4B7HV8
<b>Property Type</b>	House
<b>Land Area</b>	558 m2

### Malcolm McEachern 0401 997 700

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