



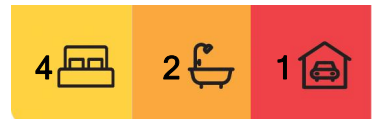
## West Nowra, 9 Racemosa Avenue

### Immaculate Family Home

Welcome to your dream home! This immaculate 4 bedroom, 2 bathroom family home with a single car garage and lovely grounds is looking for its new owner. Placed at the end of a cul-de-sac in west Nowra this large block of 747 sqm is designed to take advantage of its position and placement.

The floorplan has all the bedrooms along the Western side so as the living spaces take advantage of the North to East aspect the block affords. All bedrooms are doubles or queen sizes with 3 of the bedrooms having either walk in or built in wardrobes. The master has an ensuite bathroom whilst the main bathroom is a true 3 way configuration which offers the utmost flexibility for growing families.

The oversized Galley Kitchen not only overlooks the large outdoor alfresco but has a servery to make entertaining even more convenient. Access to the Laundry and garage is immediately adjacent to the Kitchen. The formal lounge room also



**For Sale**

\$690,000 - \$740,000

**View**

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**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.

has a direct access from the Kitchen which enhances formal entertaining within the home.

Timber floors in the living spaces, air-conditioning and a relaxed lifestyle are standard with the home.

Outside, the home sits along the fence line on the western side of the Lot with a large covered alfresco overlooking the back and side yard to the North and East. In fact so appealing is this aspect of the property you will probably spend more time outside than inside. There is side access to the back yard and with the block sloping from West to East the elevated position over the yard is also a big plus. The property comes with its own cubbyhouse so the younger family members will also enjoy moving into their own home as well. Across the road is a community park and the property is quite central to the CBD, Shoalhaven University Campus and other facilities within Nowra.

## More About this Property

**Property ID** 5UPHSD

**Property Type** House

**Land Area** 747 m<sup>2</sup>

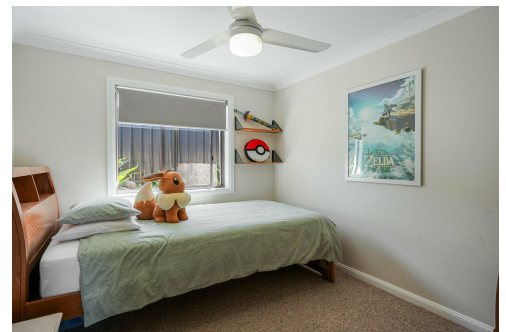
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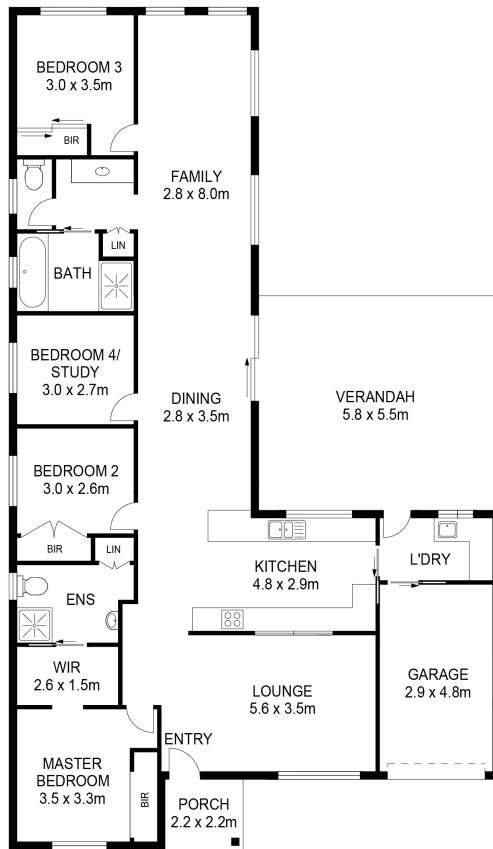
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GROSS INTERNAL AREA  
 FLOOR 1: 148m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 14 m<sup>2</sup>, VERANDAH: 34 m<sup>2</sup>  
 PORCH: 4 m<sup>2</sup>  
 TOTAL: 200 m<sup>2</sup>

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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