

**109 Warden St, Ulladulla, NSW, 2539**



**House For Sale**

Tuesday, 19 November 2024

109 Warden St, Ulladulla, NSW, 2539

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Charming Family Oasis

Discover comfort and convenience with this beautifully maintained single level four-bedroom home, perfectly positioned in a quiet street close to town amenities. Located near Millards Creek walking track, leisure centre, schools, and the scenic wildflower reserve, this property offers a relaxed lifestyle on a generous 787m<sup>2</sup> near-level block.

### Property Features You'll Love:

- **Four Bedrooms:** Includes a spacious master with ensuite, plus a three-way main bathroom designed for versatility. 4th bedroom has been adapted as a home office benefiting from a northerly aspect and overlooking the rear garden.
- **Modern Kitchen:** Features a 900mm electric oven, gas cooktop, dishwasher and walk-in pantry.
- **Living Areas Galore:** Multiple living zones, including a large, enclosed sunroom ideal for entertaining and relaxing.
- **Climate Comfort:** Air conditioning, ceiling fans, and insulated ceilings ensure year-round comfort.

### Added Benefits for Easy Living:

- **Energy Efficiency:** 12 solar panels to help manage energy costs.
- **Recent Upgrades:** Refreshed and beautifully presented interiors plus skylights and security roller shutters.
- **Ample Storage:** Built-in wardrobes in all bedrooms, a double garage with workshop space, and plenty of storage options.

### Outdoor Highlights:

- **Fully fenced, child-friendly backyard** for privacy and safety.
- **Two garden sheds** for storage and a charming chicken coop.
- **Spacious lawn and rear yard**, with fruit trees and perfect for outdoor entertaining or family fun.

A home design catering to a range of buyers, including families, retirees, or anyone seeking a move-in-ready property in a convenient and peaceful location. Don't miss your opportunity to secure this exceptional home, schedule your inspection today!

Contact Paul McDonald on 0407 825 821 or [paul@fnproperty.au](mailto:paul@fnproperty.au)

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