

**15 Barbara Avenue, Warrawong, NSW 2502**

**A-List.**

**House For Sale**

Thursday, 9 January 2025

15 Barbara Avenue, Warrawong, NSW 2502

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 683 m2**

**Type: House**



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## Price Guide \$795,000

Positioned within walking distance to Lake Illawarra, schools, shops, public transport and only a short drive to Warrawong Plaza with easy access to the freeway and approximately 10 minute's drive to Wollongong CBD. The property boasts plenty of potential, it features four bedrooms, three with built in wardrobes, spacious kitchen with electric cooking and plenty of cupboard space, separate living and dining area with air conditioning plus sunroom, neat bathroom with shower, internal laundry, covered alfresco area overlooking sizeable secure backyard, separate studio with tandem garage and additional off-street parking. Situated on 683m<sup>2</sup> block with a 15.8m frontage providing a great opportunity to add a granny flat (STCA). Features:- Four bedrooms with carpet, three with built in wardrobes- Spacious kitchen with electric cooking and plenty of cupboard space- Separate living and dining areas with air conditioning - Neat bathroom with shower and sky light- Sunroom and internal laundry - Covered alfresco area overlooking sizeable secure yard- Separate studio with additional toilet - Tandem double car garage with additional off-street parking- Opportunity to add a granny flat (STCA) - Situated on 683m<sup>2</sup> block with 15.8m frontage Rental Appraisal - \$650 - \$675 per week (approx.) Outgoings: Council Rates \$403 per quarter (approx) Water Rates \$173 per quarter (approx) Disclaimer: Whilst A-List Property Group has made every effort to ensure the information supplied to you in our marketing material is correct, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, A-List Property Group makes no statement, representation, or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.