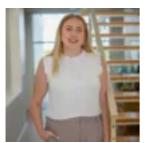
17 Munmorah Ave, Charmhaven, NSW, 2263 House For Sale



Friday, 27 December 2024

17 Munmorah Ave, Charmhaven, NSW, 2263

Bedrooms: 3 Bathrooms: 1 Parkings: 2 Type: House



Brittany Culpin 0403402243

Charming family home only moments from lake

Experience the ideal combination of comfort, convenience, and easy living in this beautifully presented family home. Nestled on a low maintenance, level 561sqm block, this delightful property is perfectly positioned just a short stroll from the peaceful waters of Budgewoi Lake.

- Stunning timber floorboards and plantation shutters throughout
- Three sizeable bedrooms with built-ins, air conditioning to main
- Open plan living and dining with fan and an incredible fireplace
- Renovated kitchen with electric cooktop and stainless steel appliances
- Three-way bathroom, internal laundry with external access
- Covered outdoor entertainment area, fully fenced yard
- Ultra-low maintenance and level 561sqm block of land, garden shed
- Close proximity to Budgewoi Lake, schools, shops and public transport
- Brilliant opportunity for downsizers, first home buyers and the astute investor
- Estimated rental return between \$620-\$650 per week

KEY DETAILS:

Council Rates \$1,505pa Water Rates \$1,147pa