

**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  
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## 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