

**197 Princes Hwy, Unanderra, NSW, 2526**



**House For Sale**

Thursday, 24 October 2024

197 Princes Hwy, Unanderra, NSW, 2526

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



John Kay



Lindsay Begley  
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## A GOLDEN OLDIE

This charming two-bedroom property, nestled in the heart of Unanderra on a 563.7 sqm level block, presents an excellent opportunity for first-time buyers or small families seeking a home they can move into right away, with plenty of potential for future enhancements. Its inviting atmosphere and convenient location make it an ideal choice. Savvy investors will also appreciate the possibilities this property offers, so be sure to attend an inspection-this is one you won't want to miss!

Featuring high ceilings and a spacious dine-in kitchen complete with a dishwasher and ample storage, this home exudes both character and comfort. A cozy second sitting area adds to its inviting ambiance, while reverse cycle air conditioning and gas heating ensure year-round comfort for you and your family. This blend of functionality and charm makes it a truly welcoming space to call home.

Step outside to find a fully fenced backyard, ideal for pets and children to play safely. The garden provides a delightful space for a whimsical fairy garden or a fun jungle gym, making it perfect for sparking your children's imagination. Whether you're creating a magical retreat or a place for outdoor play, this area is versatile and inviting, encouraging creativity and adventure in the great outdoors.

A single carport with convenient rear yard drive access, making it easy to navigate your outdoor space. Additionally, the shed offers extra storage for your gardening tools and equipment, ensuring your outdoor area remains organized and clutter-free. This thoughtful design enhances functionality while maximizing the potential of your backyard.

- Modern bathroom
- 2 large bedrooms with built in robes
- Study nook off 2nd bedroom
- Internal laundry
- Sitting / sunroom at rear
- Carport with rear yard access
- Storage shed
- Level yard - Possible Granny Flat options

Water Rates: \$172.79 per quarter

Council Rates: \$440.95 per quarter

Rental Estimate: \$550 - \$590 per week