

**47 Barega Cl, Buff Point, NSW, 2262**



**House For Sale**

Wednesday, 27 November 2024

47 Barega Cl, Buff Point, NSW, 2262

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Ideal First Home or Investment - Brick & Tile**

Ultra-affordable first home or investment, centrally located offering loads of convenience. Quality brick and tile with an impressive facade yet plenty of scope to add your own touches. Three generous bedrooms with built-ins, spacious living with air-conditioning and combined kitchen/dining. Plenty of room to entertain family & friends with a huge enclosed sunroom, with enough yard for the kids & pets to play. You will love the quiet street, super private and quiet with bushland opposite, only a stroll to the local reserve, lakefront, cycle way & sporting fields. So close to M1 access and only a short drive to surfing beaches and major shopping. Don't miss out!

- Brick and tile
- Three bedrooms with built-ins
- Separate living & dining
- Huge enclosed sunroom
- Quiet street, walk to lakefront & cycle way
- Air conditioning
- Gas cooking & heating
- Opposite bushland
- Stroll to sporting fields & Budgewoi Soccer Club
- Moments to schools, beaches, restaurants, cafe's, M1 access & major shopping

### **Outgoings:**

Council Rates: \$1,346.97 approx p/a

Water Rates: \$1,014.28 approx p/a