

**11/76 Brinawarr Street, Bomaderry, NSW, 2541**



**Unit For Sale**

Monday, 9 December 2024

11/76 Brinawarr Street, Bomaderry, NSW, 2541

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**low maintenance, convenient, private.**

Less than five years old, this impeccable two bedroom unit is perfect for first home buyers, investors or down-sizers. It's position offers privacy and convenience, with easy access to main arterial roads like Bolong Road & the Princes Highway.

Offering quality finishes throughout as well as a functional floor plan, this two-story residence offers neutral interiors, which enhance the abundance of natural light, creating a warm and welcoming ambience.

Both sunny bedrooms boast built-in robes and share a stylish bathroom complete with bath, shower and vanity; separate WC.

The kitchen, dining, and living area showcase ample cabinetry, pantry, double sink, subway tiled splash backs and stainless steel appliances. Adjoining the living area; a sunny deck area and clothes line is available.

- currently tenanted, tenants on an ongoing lease
- current rent \$450 per week
- very well-maintained, under five years old
- sizeable master bedroom with built in wardrobe
- additional second bedroom with built in wardrobe
- open plan living, kitchen & dining area
- ducted air conditioning throughout
- neutral colour palette throughout
- modern kitchen with efficient appliances
- sun filled deck off living area
- ground floor; sizeable laundry with additional study/office
- single garage with remote access and internal access to residence
- cubic strata; managed by Integrity Strata

Location Features Include;

- 5 Min Drive to Nowra CBD
- 4 Min Drive to Bomaderry Shopping Village (woolworths etc) (2.2km)
- 4 Min Drive to Bomaderry Main Street (meroo street) (1.4km)  
including pharmacy, newsagent, Bomaderry Train Station etc.
- 14 Min Drive to Berry

This property truly represents the utmost in comfort and convenience. Enquire today to avoid missing out.