



# FOR SALE

**SOLD BY BRENDAN JAMES 0422 851 384. MORE BUYERS WAITING CALL TODAY IF YOU ARE THINKING OF SELLING!**

Welcome to your dream home in the picturesque coastal town of San Remo. This well presented property is the epitome of Australian lakeside living, offering you the perfect blend of comfort, convenience and style.

As you step through the front door of this charming 3-bedroom house, you'll be greeted by the warm glow of natural light flooding in through the large windows. The spacious open-plan living area features beautiful timber style flooring, creating a sense of warmth. The modern kitchen boasts a dishwasher and plenty of space, making meal prep and clean-up a breeze.

With built-in wardrobes in each of the three bedrooms, storage will never be an issue. You'll also appreciate the split system air conditioning and heating, ensuring your comfort all year round. And with the addition of solar panels and a water tank, you'll not only be reducing your carbon footprint but also saving on your energy bills.

Step outside and be wowed by the expansive 575m<sup>2</sup> parcel of land, fully fenced for your privacy and security. The outdoor entertainment area is the perfect spot to relax and soak up the sunshine while enjoying a BBQ with family and friends. And for those who love to entertain, the brand new deck provides the ideal setting for outdoor dining.

For those who love to tinker, the property also features drive through side access to a double lock up garage, providing ample storage for all your tools, equipment and vehicles.

Located in the highly sought-after suburb of San Remo, this property offers the best of both worlds. You'll enjoy the relaxed coastal lifestyle while still being close to all the amenities you could need. The beautiful beaches of the Central Coast are just a short drive away, perfect for a day of swimming, surfing, or simply relaxing in the sun. And with easy access to public transport, schools, and shopping centre and the M1 Motorway, you'll have everything you need right at your doorstep.

Don't miss this opportunity to make this stunning house your forever home. Whether you're a

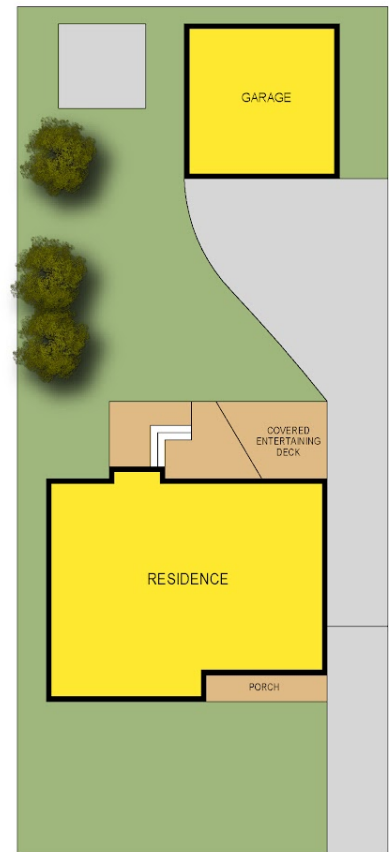
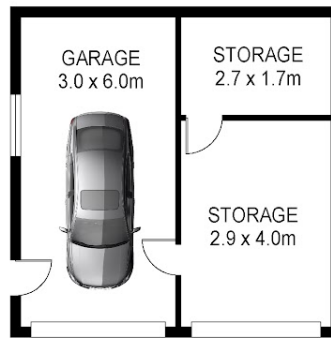
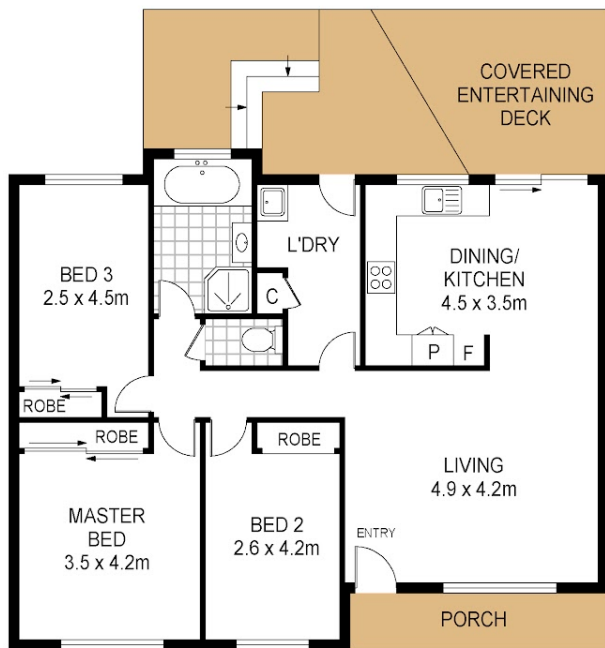
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
Just Listed

**OPEN FOR INSPECTION:**  
N/A



**Brendan James**  
**0422851384**  
brendanjames@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Land Area: 589 sqm



22 Yuruga Avenue  
San Remo



Total Internal Floor Area: 94 sqm

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.