2/117 TERENCE AVENUE, LAKE MUNMORAH, NSW, 2259









# SOLD

## NO STRATA FEES!!!

This beautifully presented 2-bedroom, 1-bathroom brick and tile duplex is a must-see! Nestled in the highly sought-after suburb of Lake Munmorah, this home offers comfort, convenience, and a fantastic lifestyle.

Features include:

- No strata fees – only shared building insurance
- High ceilings for a spacious feel
- Updated kitchen with dishwasher
- Recently painted throughout with modern LED downlights
- Ceiling fans in bedrooms & split-system A/C throughout for year-round comfort
- Stylish plantation shutters throughout
- Large covered entertaining area – perfect for outdoor gatherings
- Single lock-up garage with internal access + additional carport
- Plenty of off-street parking options

Prime Location:
Just moments from the waterfront and minutes to local schools, shops, medical facilities, beaches, national parks, and the M1 motorway.

For more information or to arrange a private inspection, contact Brad Barker on 0413 875 833.

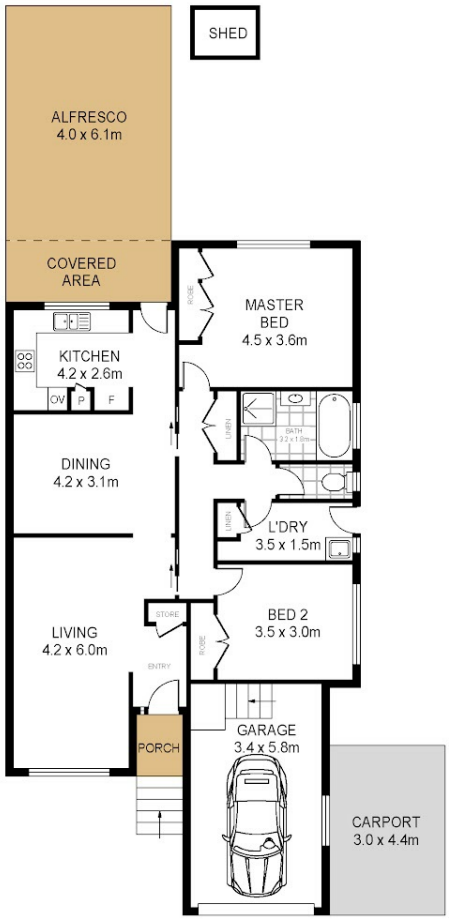
## 2 BED | 1 BATH | 2 CAR

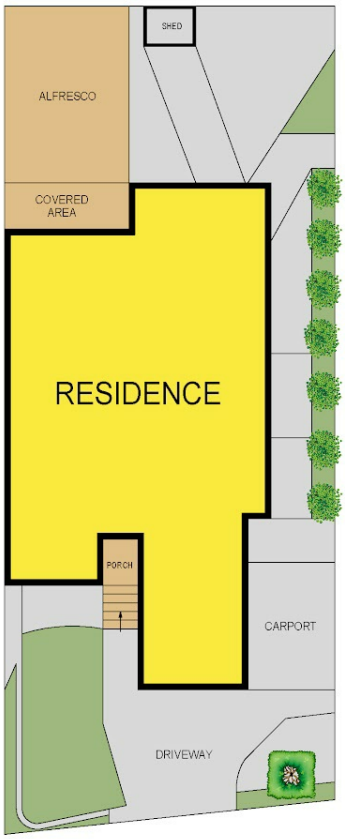
PRICE:
$680,000

OPEN FOR INSPECTION:
N/A



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2/117 Terence Avenue
Lake Munmorah

Total Internal Floor Area: 130 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.

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