



SOLD

WALK TO THE BEACH IN JUST SEVEN MINUTES!!

Welcome to 32 Fern Street, situated in the heart of picturesque Gerringong & only a seven minute stroll to the beach. Bathed in natural light with endless sea breeze, is this two storey traditional family home waiting to be cherished for another 30 years.

Located on the lower ground are two bedrooms, both with BIW's offering an abundance of storage. On the top level you'll be drawn in by the breathtaking views that accompany the master bedroom which is large enough for multiple guest beds, or perfect as a parent's retreat.

Still in their original condition, the bathroom & kitchen ooze with retro flair & are perfectly functional. You'll love the extra storage in the walk-in pantry too!

Did somebody say yard? With a fully fenced backyard, there's plenty of space for the whole family to enjoy the outdoors. Gone are the days where a backyard is big enough to pop in a pool AND a trampoline! All this space right next to the garage AND the gated carport, which could easily be converted into an alfresco entertaining area.

The old front porch has been upgraded into a stylish sunroom, which doubles as an office. This opens to a combined living & dining room adorned with polished timber floors.

A rare corner block opportunity presents here, at just an eight minute walk from the town centre & across the road from a park & a bus stop. Whether you're looking to upsize into your next home; a renovation project; another property to add to your investment portfolio; to build a granny flat & yield a dual income; or to knock-down & build a duplex (STCA)...the possibilities are endless!

Features:

- RC aircon + fans
- Plantation & electric roller shutters
- Remote LUG (with internal access)
- Additional carport
- Gas outlet available
- Electric cooking + hot water

3 BED | 1 BATH | 2 CAR

PRICE:
\$1,100,000

OPEN FOR INSPECTION:
N/A

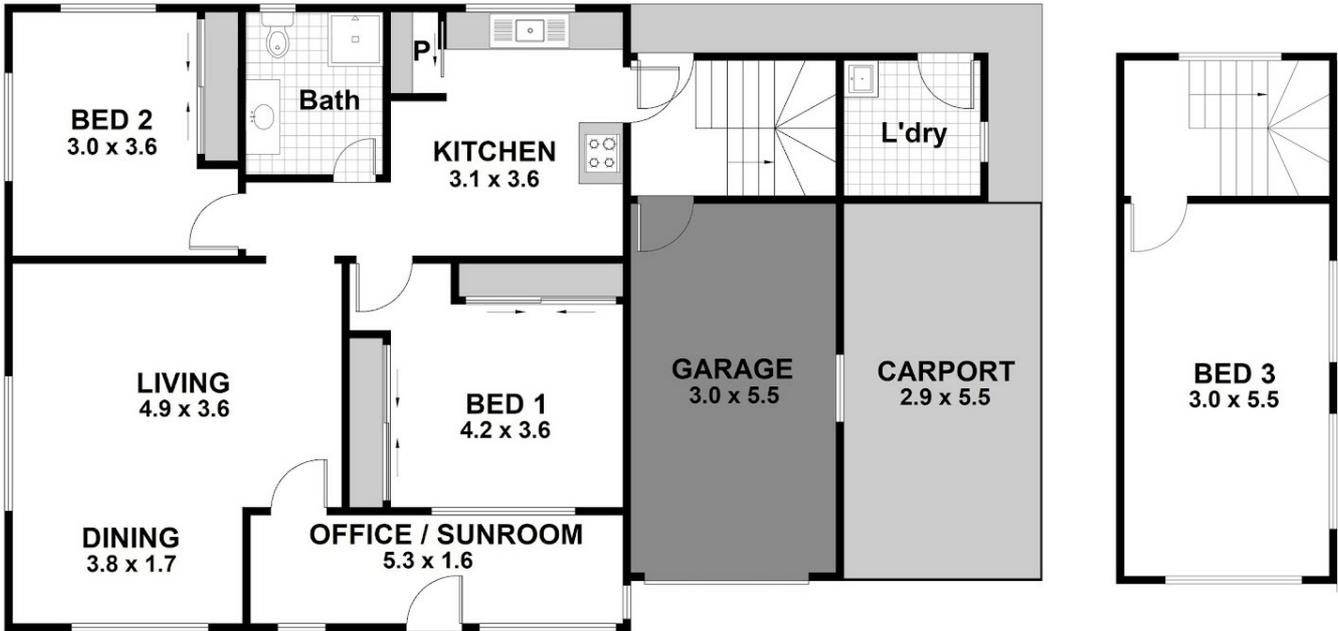


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GROUND FLOOR

SECOND FLOOR



32 Fern Street, Gerringong NSW



Scale is in Metres & indicative only & dimensions are only approximate.
The information contained & gathered herein is we believe from sources to be reliable.
We can not guarantee it's accuracy & 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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