



## FOR SALE

### IMMACULATE 4 BEDROOM ENTERTAINER

Presenting 3 Derwent Avenue, Avondale - This attractive residence presents a standout opportunity for comfortable family living with enviable lifestyle choices. The perfect place to raise your family or simply relax.

Immaculately presented and cherished by its owners, this delightful residence is move in ready for a quick sale if you wish. Starting with the terrific location, which offers great accessibility while maintaining a relaxed, family-friendly feel in a respectful, quiet neighbourhood. Discover a home that's a pleasure to inspect with 4 light & airy bedrooms, near new kitchen with dishwasher, casual dining leading to a generous living / family area with air conditioning. There's a tidy bathroom in low maintenance Lamipanel (no grout to clean), plus a large internal laundry with the bonus of a second shower and toilet, so two convenient bathrooms for the busy family. Step outside to the inviting covered entertaining area, also a partly enclosed carport with EV charger and ample off street parking. The private back yard has a nice tropical vibe and provides a great space for entertaining or for children and pets to play. You will love the sparkling in-ground pool that is sure to provide endless Summer fun and fitness, which is perfectly placed next to this inviting entertainer... a large games room or one very envious man cave which could also offer a multitude of other uses, such as a great space for the home business operator (STCA) or those looking for extra storage space.

This awesome residence has been the ideal place for the current owners to enjoy a peaceful, safe lifestyle. You will conveniently find a bus stop and park on the corner of the street, child care centre and schools within walking distance, and Dapto shopping CBD only a quick 5 minute drive away.

Finished with all the creature comforts you need to make this house your very comfortable home.

#### Features:

- 4 Bedrooms or 3 + home office with ceiling fans, 3 Biw's & roller shutters
- Two bathrooms for the busy family
- Near new kitchen with dishwasher in fresh black and white tones
- Informal dining area leading to the large back living space with ceiling fans and air conditioning
- Updated hybrid flooring throughout the living area's & freshly painted
- Lockable carport with EV charger + covered alfresco area with new roofing
- Sparkling in-ground pool for fun in the sun + garden shed
- Awesome external games room / shed with loads of storage space or great for a home business
- Perfect and peaceful family friendly location close to most amenities

4 BED | 2 BATH | 2 CAR

#### PRICE:

\$950,000 - \$990,000

#### OPEN FOR INSPECTION:

Jul 11 at 10:30am - 11:00am

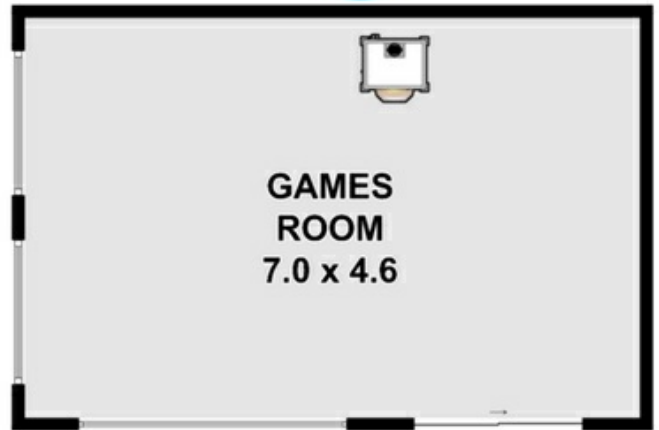


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