



3 Boona Ave Avenue, Gerringong



Gerringong Beach House Escape

With a near perfect orientation, this light-filled 3 bedroom family home is located in a delightful, family friendly pocket of town on the cusp of Gerringong and Werri Beach.

Smartly polished pine floors flow throughout, setting the tone for what is a bright, warm, and welcoming, beach house vibe. There is much to love about the practical floorplan which makes excellent use of the properties north/north-easterly aspect. A central hallway forms the spine of this home with multiple living areas and the open plan kitchen, unfolding to the homes northern side where they soak up year-round sunshine.

All three bedrooms have built in robes and both bathrooms have been renovated, while the open plan kitchen presents in original condition with a well configured layout. The family room adjoining the kitchen demands special attention with floor to ceiling window-walls separating you from the leafy rear deck and courtyard - perfect for grilling and gathering with friends.

- Perfect orientation on the high side of a popular street

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Price	SOLD
Property Type	Residential
Property ID	365
Land Area	582 m2

Agent Details

Craig Higbid - 0404 471 469

Office Details

South Coast Prestige Properties
9-10/69 Shoalhaven Street
Kiama, NSW, 2533 Australia
02 4232 4111

- Sunny master bed with ensuite & twin built-ins
- Sunny, private lawn ensuring year-round use
- Established, low maintenance yard & landscaping
- Downstairs games room with adjoining laundry & shower
- Single garage w/ under house storage & internal access
- Outdoor shower
- Multiple living areas - all with sunny north aspect
- Polished pine floors throughout
- Easy walk to patrolled end of Werri Beach
- Level access to coastal bike path
- Stroll to Gerringong Bowling Club / Surf Club
- Equally convenient to village & beach
- Council rates - \$535/q
- Water rates - approx. \$263/q

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