

Sold

# Property



63 Armstrong Avenue, Gerringong



## Large Private Block - Central Location

Nestled on an oversized block at the cul de sac end of one of Gerringong's most desirable streets, this comfortable well presented brick and tile home will appeal to a wide spectrum of buyers; particularly those seeking a well positioned beach house escape.

Tucked away, this property boasts absolute privacy with a northerly outlook and rural escarpment views. Perfectly orientated and generously proportioned, the practical single level floorplan offers multiple living areas, bathed in natural light. Featuring polished Cypress pine floors throughout, tastefully renovated bathrooms and vaulted ceilings in the main open plan living area - the property exudes a fresh coastal feel. Much of the work has been done.

At almost 1,000 square meters the block offers a combination of established landscaped gardens with mature native trees, a generous front lawn area in addition to a wind-protected and fully fenced courtyard complete with pergola - ideal for al fresco dining and entertaining.

Centrally located you're an easy stroll to patrolled Werri Beach, a

4 2 1 993 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	367
Land Area	993 m <sup>2</sup>
Floor Area	176.51 m <sup>2</sup>

### Agent Details

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### Office Details

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tidal rock pool, tennis courts, the Bowling Club, skate park, dog off-leash areas, contemporary cafes, local shops and markets.

On offer for the first time in 22 years and situated in a tightly held enclave, this highly desirable property will be offered to the market at onsite auction; if not sold prior.

- Polished floors throughout
- Bright open plan living/kitchen/dining
- 2 renovated bathrooms
- Rural escarpment views
- Secure under house storage
- Garage currently being used as a den
- Solar hot water
- Split system air conditioning
- Pedestrian pathway to headland reserve
- Fenced rear yard/courtyard w/ pergola
- Garage currently being used as a den

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