

**2 Victor Perry Pl, South West Rocks, NSW 2431**

**Sold - 17/10/2024**

House 3 1 1



### Neat As A Pin With Impressive Potential

Discover the charm of this delightful home, perfectly positioned for convenience and comfort. Featuring three bedrooms, one bathroom, and a single-car garage, this property boasts a spacious open-plan layout with enormous potential. Enjoy the beauty of landscaped gardens, private fencing, two grassed lawns, and a garden shed. Inside has an air-conditioned living room, fans in bedrooms, and a well-positioned kitchen to enhance daily living. Built with quality brick veneer, this home is ideally located in a quiet cul-de-sac.

#### The Property:

- Charming home with three bedrooms, one bathroom, with an additional toilet located in the laundry, one car garage, and large laundry storage.
- Landscaped gardens, garden shed, private and fully fenced backyard.
- Grassed lawns front and back with room for entertaining and enjoying the sunrises with a cup of coffee.
- Open plan design.
- Air-conditioned living.
- Solar Hot water.
- 575 m<sup>2</sup> block.

#### Location:

- Just a few minute's drive to the town centre (2.7 km)
- 1.1 km to Riverside Tavern and boat ramp

Rental Appraisal- \$520 per week.

Rates are approximately \$3107 PA.

Call Eric Agostini at 0435 008 788 or Vanessa Gal at 0402 687 767 for more information or to book your private inspection.

#### Open for Inspection

By Appointment.

#### Listed By

Vanessa Gal

Mobile: 0402 687 687

Jade Wallis  
Phone: (02) 6586 1111



Listing Number: 3438425