

36 Leawarra Ave, Barrack Heights, NSW 2528**\$849,000 - \$899,000**

House 3 1 1

**Practical Home in a Convenient Location**

Positioned in a quiet pocket of Barrack Heights, 36 Leawarra Avenue presents an excellent opportunity for first home buyers, families, or investors seeking space, comfort, and future potential.

Set on a 575sqm block, this well-maintained three-bedroom home offers practical living with plenty of room to enjoy both indoors and out.

Inside, the home features a light-filled living area, a functional kitchen with ample storage, and three well-proportioned bedrooms. The generous backyard provides space for kids and pets to play, entertain, or the potential to enhance and add value over time (STCA).

Conveniently located close to local schools, shops, parks, and transport, this property combines everyday comfort with long-term potential in a popular coastal suburb.

Property features include:

- Three well-sized bedrooms
- Practical and comfortable floor plan
- Set on a generous 575sqm block
- Spacious backyard with room to entertain or improve
- Quiet, family-friendly street
- Minutes to Warilla Grove Shopping Centre and Stockland Shellharbour
- Easy access to Warilla Beach, Shellharbour beaches, parks, schools, and public transport

Whether you're looking to move straight in, invest, or renovate down the track, this is a solid opportunity not to be missed.

Open for Inspection

Sat, 07 Feb 2026 - 12:00 PM to 12:30 PM

Listed By

Ben Cohen

Phone: (02) 4296 5233

Ben Cohen

Phone: (02) 4296 5233



Listing Number: 3521909