**Ray White Shellharbour City**
Shop 2/18 Addison Street,
Shellharbour NSW 2529

## 69 Madigan Boulevard Bvd, Mount Warrigal, NSW 2528

**$990,000 - $1,050,000**

House 3 2 2









# A Home with Heart and Beautiful Lake Views

Filled with warmth and the unmistakable feeling of a much loved family home, 69 Madigan Boulevard offers generous living spaces, a versatile two storey layout and beautiful views across Lake Illawarra to the escarpment. Established gardens and a welcoming brick facade introduce a home ready for its next family to make memories of their own.

**Open for Inspection**
Sat, 21 Nov 2026 - 9:45 AM to 10:15 AM

Upstairs, the spacious lounge embraces the outlook through expansive windows, bringing natural light and a calming backdrop into everyday life. A wood fireplace creates a cosy setting for winter evenings, while reverse-cycle air conditioning provides comfort throughout the seasons. An arched opening connects the lounge to the dining area, keeping the spaces connected while giving each its own sense of character.

The generously proportioned kitchen has been the heart of family life, with timber cabinetry, extensive bench space, a breakfast bar and plenty of pantry storage. Its position beside the dining area makes family meals and casual entertaining easy, with sliding doors opening onto the covered rear balcony.

Stretching across the rear of the home, the balcony is a wonderful place to start the morning or unwind at the end of the day. Overlooking the established backyard, with the lake and escarpment beyond, it offers an inviting setting for weekend lunches, quiet conversations and time spent with loved ones.

Three upstairs bedrooms all include built-in wardrobes and are serviced by a neatly presented family bathroom with a separate bath and shower. Downstairs, a substantial additional family room provides valuable flexibility for growing households, whether as a teenage retreat, games room, home office or space for visiting family. Direct access to the covered outdoor area and backyard adds to its appeal, while a second shower and toilet alongside the laundry bring everyday convenience.

The rear garden offers lawn for children and pets to enjoy, established greenery and space for those who love to potter outdoors. A generous tandem garage with internal access, a separate storeroom and extensive household storage complete the practical layout.

With its lovely outlook, welcoming interiors and room for family life to grow, this cherished Mount Warrigal home offers comfort today and the opportunity to add your own touches over time.

**Listed By**

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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.