

**53 Bradman Ave, Warilla, NSW 2528**

**Sold - \$561,000**

House 3  1  2 



### AUCTION (if not sold prior) Wednesday, 18th October 6pm Club

Occupying a generous 580sqm level block with wide 18+ metre frontage, this perfectly presented home presents incredible scope. Having just experienced a face lift, this property is ready to move in to today! Capitalise on the property's excellent location with the possibility to convert to a duplex (STCA).

#### Open for Inspection

By Appointment.

- Single level home with separate living and dining + sunroom
- Neat as a pin with nothing to be done but move straight in
- Recently painted throughout with polished timber floors
- Aesthetically pleasing appeal with convenient side access
- Large double garage with a garden shed and care free yard
- Level land parcel provides ideal canvas for construction
- The deep block offers lucrative redevelopment potential
- Superb investment scope and exceptionally convenient setting
- Short 10 minute walk to the shores of Lake Illawarra and cycle way
- Close to both Warilla Grove and Stockland shopping precincts

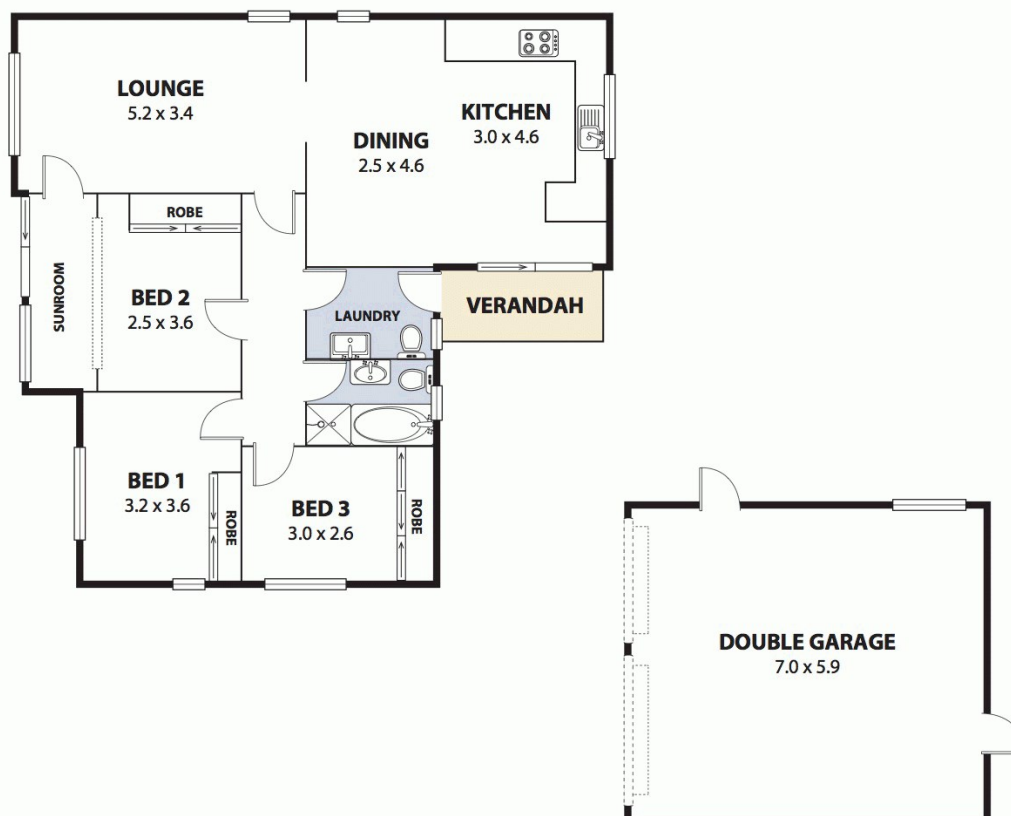
#### Listed By

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Luke Collins



## Floorplan



**53 BRADMAN AVE, WARILLA**  
**INTERNAL SPACE 145m<sup>2</sup> (approx)**



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