

34 Roycroft Ave, Mount Warrigal, NSW 2528

Sold - \$560,000

House 4  2  2 



## Large Family Home

Designed to enhance generous proportions with ample natural light, this spacious family home pairs low maintenance living with walk-to-everywhere convenience. A perfect opportunity for families, investors, and/or renovators and only a short distance to schools, beaches, Lake Illawarra and a range of everyday amenities at Stocklands Shellharbour.

**Open for Inspection**

By Appointment.

- Four generous bedrooms, three with built-ins
- Two large living areas, plus generous rumpus room
- Kitchen with breakfast bar, dishwasher; electric appliances
- Ideal layout with two bathrooms, one on each level
- Two balconies, one with access from two bedrooms and living area
- Double garage with undercover entry to house
- An affordable price into the market for families, investors and/or renovators
- Walking distance to Stocklands Shellharbour, and schools, short distance to beaches and Lake Illawarra

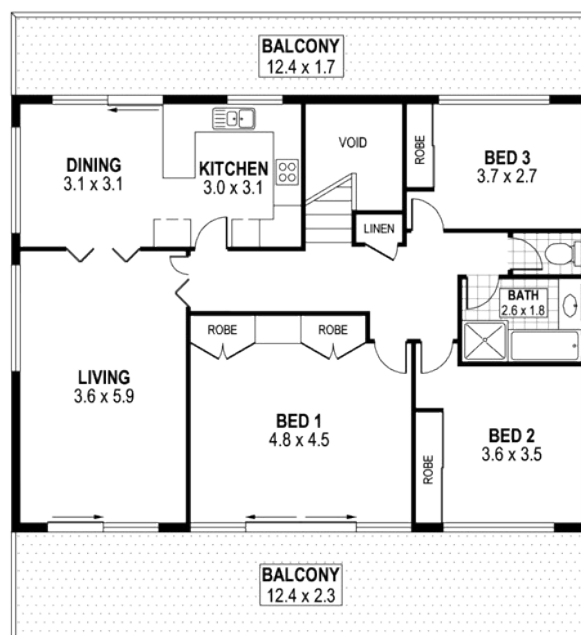
### Listed By

Shane Dowel

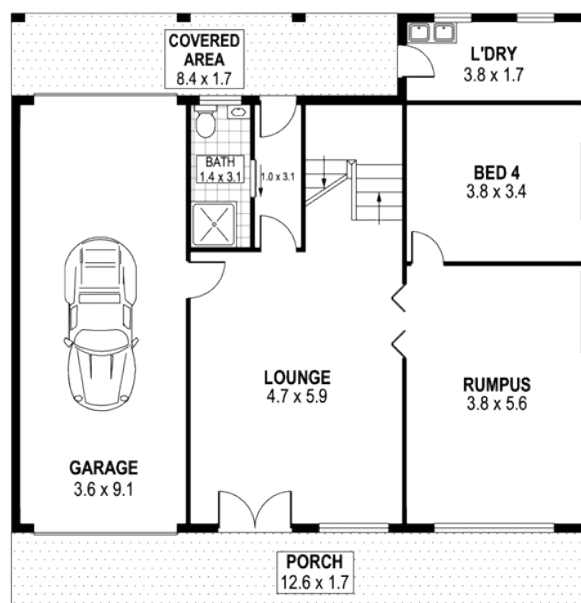
Mobile: 0414 964 495



## Floorplan



UPPER LEVEL



GROUND LEVEL

### MOUNT WARRIGAL 34 ROYCROFT AVENUE

INTERNAL FLOOR AREA APPROX: 195m<sup>2</sup>

TOTAL FLOOR AREA APPROX: 314m<sup>2</sup>



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