



## WARRAWONG

### 36 First Avenue North

#### Views, character and more!

*"Loaded with character and a compact floor plan, this sunny three bedroom home offers views and more for savvy buyers..."*

- High side of street
- Character features including high ceilings
- Timber floors in living/dining areas
- Ocean views from top of yard
- Excellent growing area

One of the best things about number 36 is its simplicity. Set into the hill, you have a single garage tucked under the house – with the rest of the living taking place on the next level. Inside, the colour scheme is soothing and contemporary – punctuated with character features such as ornate cornices and high ceilings. The lounge and adjoining dining room both feature attractive timber floors that will suit any style. Next to this, the separate kitchen has sharp lines and smooth surfaces, with plenty of bench space, tiled splashback and ample storage. All three bedrooms include carpet, excellent storage and loads of natural light. Out back, the yard enjoys views east to the ocean – and plenty of space for the gardener or entertainer to make it their own.



## for sale



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## 36 First Avenue North, Warrawong

Whilst every attempt has been made to ensure that the plan is accurate, measurements of doors, windows and other areas are only approximate measurements, therefore no responsibility will be taken for any errors. The plan should only be used as a visual aid by any prospective purchasers. The furnishings and appliances are not actual items, they are again only within the plan for illustrative purposes.

**Robert Dimovski 0418 868 978**  
world class residential specialist

