



24/10 Derwent Avenue Avondale, NSW



## Surprisingly spacious, luxuriously comfortable

Nestled within a meticulously maintained residential complex just moments from Dapto, this free-standing three-bedroom, two-bathroom villa offers surprisingly spacious interiors complemented by a generous back garden.

### LOCATION

Ideally located for easy family living, this beautifully presented home is privately positioned on the fringe of a welcoming complex of villas just moments from every convenience.

Drive to Dapto's town centre in just five minutes (approx.) to hit the shops, do the groceries or grab a bite to eat, or head over to Stockland Shellharbour for big-name shopping less than 15 minutes from home (approx.).

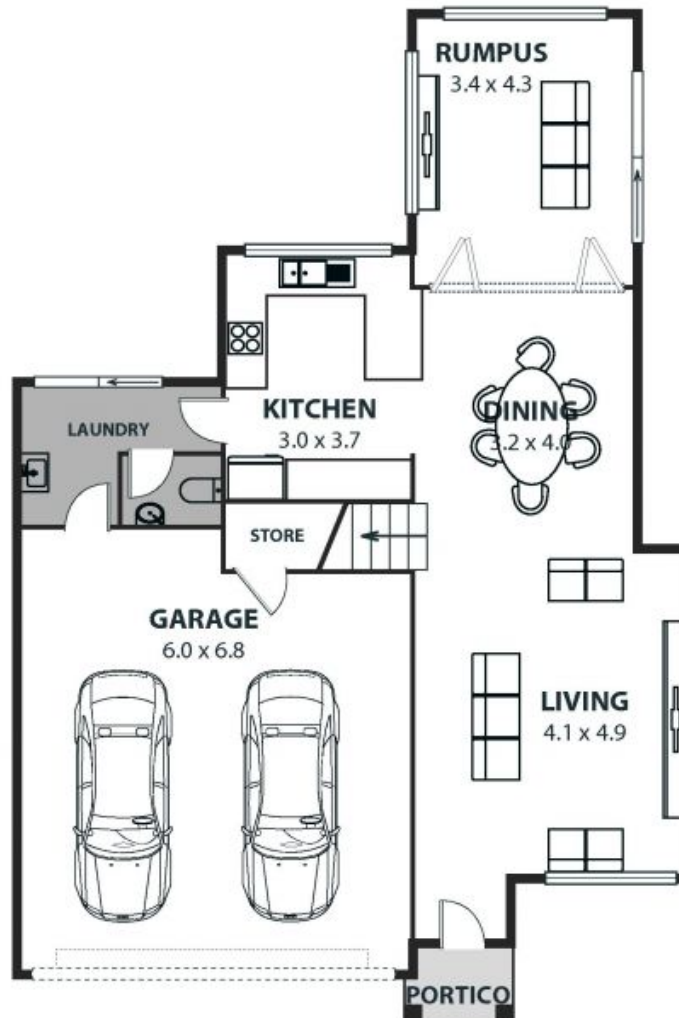
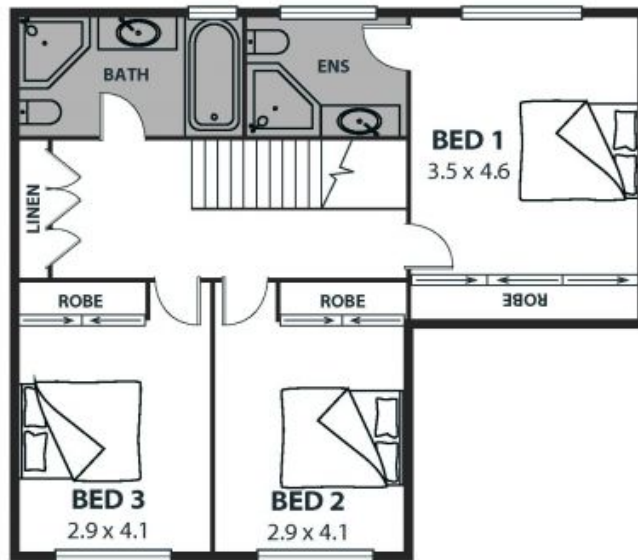
Drive to Wollongong in less than 20 minutes (approx.) or catch the train from nearby Dapto Station for easy rail

**Price:** \$787,500  
**Council Rates:** \$380.00 p/q  
**Water Rates:** \$180.00 p/q  
**Strata Rates:** \$747.00 p/q

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Internal Space 159m<sup>2</sup>



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