

21 Stephanie Avenue Warilla, NSW

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### SOLD BY STONE REAL ESTATE | NEIL WEBSTER & YENSON MUI

Price: \$1,405,000

Tuscan styled family home 100m from the beach

Capturing amazing ocean views and displaying rustic charm, this Tuscan styled family home promises a vibrant coastal lifestyle. Its striking facade combined with a well scaled layout create an attractive retreat that's both relaxing and convenient. This home is set on a level corner block with duplex potential (STCA), just 100m from Warilla Beach, a walk from foreshore reserves and Little Lake.

- Sizeable front lounge, dining zone leads outdoors, upstairs sunroom/4th bedroom
- Covered entertaining area perfect for alfresco dining and gatherings with friends
- Level landscaped gardens, fully fenced backyard, patio overlooking in-ground pool
- Gas kitchen has tiled benches, dishwasher, ample cabinetry, coffee machine nook
- Four good sized bedrooms, two with built-ins, master includes walk-through wardrobe
- Wonderful prospect for families, upsizers and those looking for a holiday home



**Neil Webster**

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**Yenson Mui**

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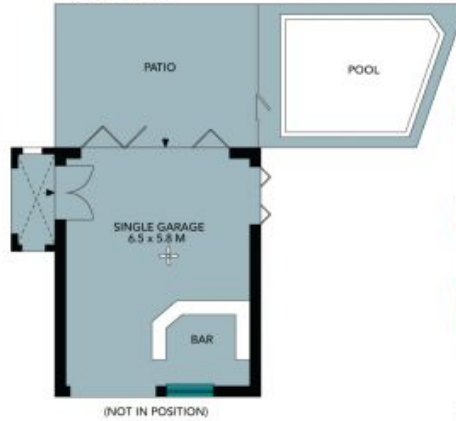
21 Stephanie Avenue  
Warilla



Site Plan



Ground Floor



(NOT IN POSITION)



1st Floor



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.