



### 7A Stretham Avenue Picnic Point NSW

If ever a property was irresistible, then this home certainly fits that description. Located in a sought after street of Picnic Point, this three bedroom duplex will most certainly be perfect for the young couple, individual or astute investor.

This home features a large open living area, separate dining and sunlit modern kitchen with stainless steel appliances & stone benchtop. Upstairs you have a spacious modern bathroom and 2 double sized bedrooms with built in wardrobes. The main is located downstairs and features an ensuite & walk in robe.

Out back you have a beautifully landscaped and easy to maintain yard that includes a very good sized paved entertainment area that will allow you to easily entertain your family and friends in absolute comfort and sunlight. With extra features including split system air conditioning & a single lock up garage + car space.

This home will certainly tick all the boxes.

Within close proximity to schools, shops, parks and transport this home will certainly not last for long on the market. So be quick to avoid disappointment.

We Love:




- The 3 large bedrooms
- The beautiful timber floors

- Low maintenance yard

Pluses:

- In the zone for Picnic Point High School
- Whisper quiet location
- Move in with nothing to do

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.

3  2  1 

**Price** : \$ 931,000

**Land Size** : 282 sqm



**Andrew Prodromou**

**02 9771 6115**

**[andrew@allianceaust.com.au](mailto:andrew@allianceaust.com.au)**

7a Stretham Ave,  
**Picnic Point, NSW**  
Floorplan & Siteplan  
(siteplan not to scale)



This diagram is for illustrative purposes only. All reasonable care has been taken in the preparation, but no warranty is given to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.  
Photos and Floorplan by [www.opticoolstudios.com](http://www.opticoolstudios.com)

