



1 Glenair Avenue, West Nowra

**SOLD BY Ben Ward**

An opportunity exists to purchase this large family home with the possibility of running a small business from the front section without disturbing the rest of the family household. Located on a substantial 748 sqm block with plenty of side yard for the family to enjoy.

- Spacious lounge room with slow combustion fire
- Neat kitchen off the dining space
- Generous master bedroom has walk-in-robe and ensuite with corner spa
- Good size bedrooms with fans and built-ins, (5th has no built-ins)
- Freshly painted throughout
- Drive through garage with workshop
- Secure pet friendly backyard
- Currently leased for \$420 per week by fantastic tenants

To organise an inspection please contact Ben Ward on 0422 492 010 or email [benward@nowrafn.com.au](mailto:benward@nowrafn.com.au)

5 2 2

748 sqm

**\$495,000**

ID# 11452100378



**Ben Ward**  
02 4423 5555  
0422 492 010



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

1 Glenair Avenue, West Nowra