



## 7 Marchant Crescent Mount Warrigal NSW

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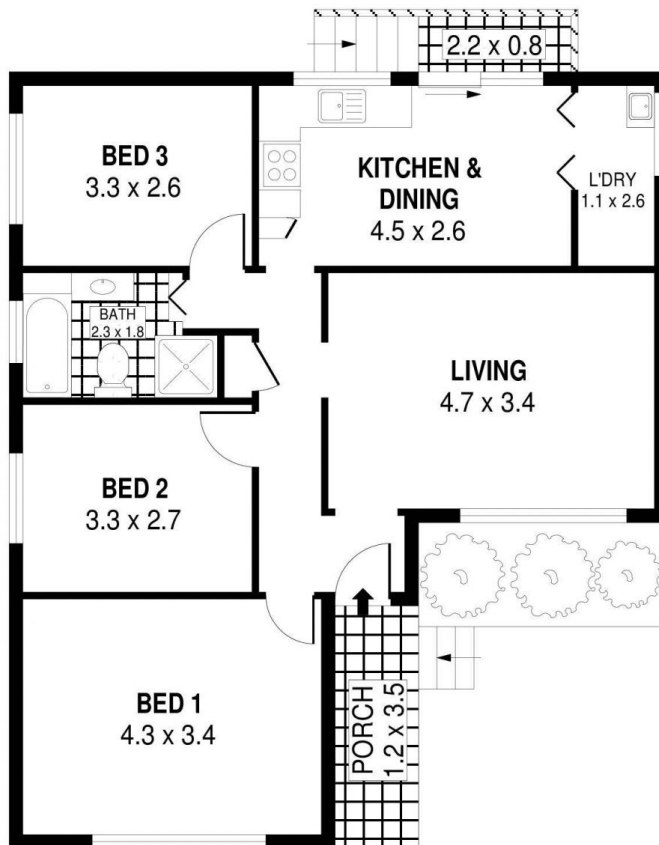
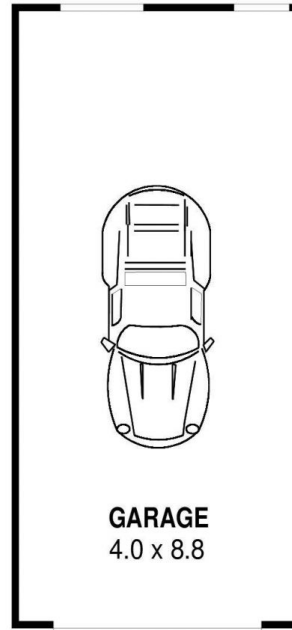
Nestled in a small quiet street within close proximity to Lake Illawarra, shops, parks, restaurants, schools & public transport, is this neat 3 bedroom single level home which is perfect for first home buyers, investors & families.

**Type** : House  
**Land Size** : 556 sqm  
**View** : <https://www.mcneice.com.au/8482937>

The extra added benefit of side rear yard access provides the rare opportunity to potentially build a separate self-contained granny flat at the rear (STCA) to increase investment returns or provide additional accommodation for parents or in-laws.

Offering good sized bedrooms, generous living area, timber floors throughout, neat kitchen & bathroom, large single lock up garage with plenty of space for storage and a near

[For full version visit the website](#)

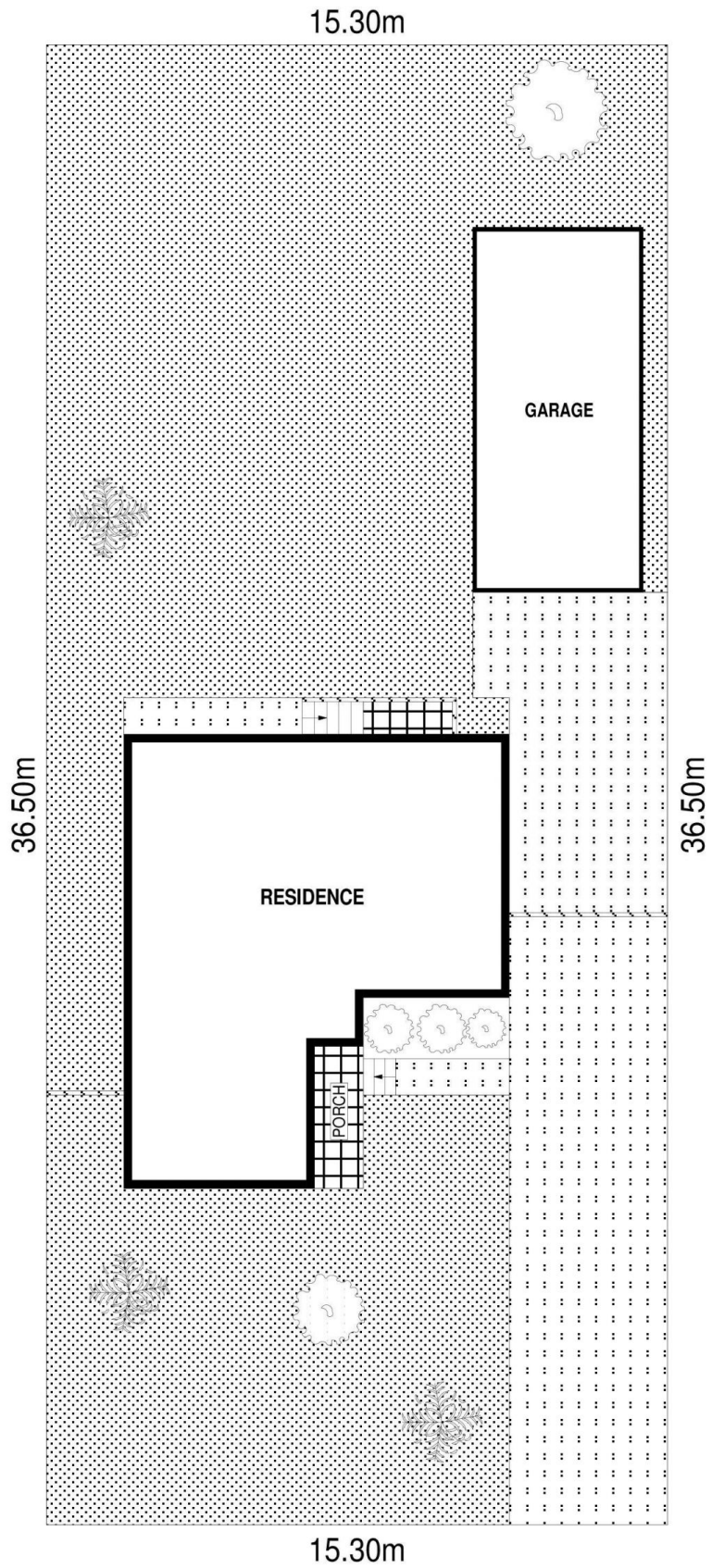


PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 101537

INT : 77m<sup>2</sup>  
EXT : 6m<sup>2</sup>  
GARAGE : 35m<sup>2</sup>

**7 MARCHANT CRESCENT**

**MOUNT WARRIGAL**



SCALE (METRES)

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