



### 74 Wallaroy Drive Burrill Lake NSW

3 1

Walking distance to Burrill Lake shops and Lake, this 3 bedroom home is a great first home owner or investment property. The timber features, neutral tones in décor, engineered oak floors and newly refurbished kitchen will delight. Freshly painted, with reverse cycle air conditioning, built in robes and north facing front deck and large rear deck overlooking the back yard add to the appeal.

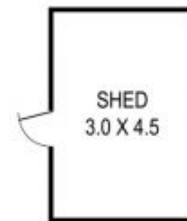
The block is level and fully fenced with a veggie garden and garden shed, and plenty of room for kids and pets to play.

Situated in the peaceful surrounds of the beautiful Burrill Lake, come and discover the South Coast lifestyle and enjoy the swimming, paddle boarding, kayaking and fishing only a 10 minute walk away.

**Building Size** : 111 sqm  
**Land Size** : 645 sqm  
**View** : <https://www.coopercoastalproperties.com.au/sale/nsw/shoalhaven/burrill-lake/residential/house/6826343>



**Craig Cooper**  
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(NOT IN POSITION)



INTERIOR	111 m <sup>2</sup>
EXTERIOR	59 m <sup>2</sup>
<b>TOTAL</b>	<b>170 m<sup>2</sup></b>

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Disclaimer: The artist impressions and floorplans are indicative only, are not to scale and do not form part of any Contract of Sale. Any dimensions, finishes or specifications depicted are subject to change without notice. Consultants and agents do not warrant the accuracy of any information provided and do not accept any liability for negligence, any error, misrepresentation, discrepancy in the information or reliance thereon.