



9 Amaroo Avenue Figtree, NSW

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## Wonderfully spacious, solid and scenic family home

Facing panoramic escarpment views from the high side of a quiet street, this charming brick property is instantly impressive ? and there's plenty more inspiration to be found inside. From its generous proportions to its well-planned design, it offers a welcoming retreat ideal for a growing family or first home buyer, with scope to upgrade substantially over time or simply relax and enjoy.

- Beautifully elevated outlooks to front, plus fully usable backyard to rear
- Separate lounge and dining rooms, reverse-cycle A/C, carpet throughout
- Solid timber kitchen featuring a gas cooktop, walk-in pantry and dishwasher
- Easy flow to expansive all-seasons entertaining and child-friendly lawn
- Three great-sized bedrooms with sheer curtains ? two boasting built-in robes
- Large laundry, rainwater tank, side access, single lock-up garage
- Convenient setting approx. 750m to both Figtree Public School and Figtree High
- Approx. 1.7km to Figtree Grove shops and less than 5km to Wollongong CBD

The below rates are provided as a guide:  
Council rates \$546.29pp approx.

**Inspect:** Saturday, 21st September 2024 9:45 - 10:15

**Auction:** 12/10/2024 09:00 am

**Price:** Auction Guide \$950,000



**Sarah Ward**

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9 Amaroo Avenue

Figtree

INT : 114m<sup>2</sup>  
EXT : 46m<sup>2</sup>  
GARAGE : 22m<sup>2</sup>



Lower Level



Ground Level



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.