



1/137 Russell Avenue Dolls Point, NSW

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### Immaculate Front-Facing Villa in Prime Location

Welcome to your dream home in a beautifully maintained complex, being offered for the first time since its construction in 1984. Located in one of the area's most desirable neighborhoods and just a short stroll from Dolls Point Beach, this light-filled residence boasts a well-designed floorplan with low-maintenance appeal-perfect for downsizers or young families. Enjoy the convenience of nearby cafes, the beach, Supabarn shopping centre, excellent schools, public transport, and three waterfront clubs.

- Bright and airy open-plan dining and living space equipped with a brand-new split-system air conditioner
- Generously sized kitchen featuring stone countertops, modern appliances, and plenty of storage
- All three bedrooms include built-in wardrobes and ceiling fans, master bedroom with ensuite
- Internal laundry area featuring countertop space and built in cabinetry for extra storage

**Inspect:** Saturday, 21st September 2024 9:00 - 9:30  
Wednesday, 25th September 2024 9:00 - 9:30

**Auction:** 15/10/2024 05:30 pm

**Price:** AUCTION | Ray Fadel  
**Council Rates:** \$487.00 p/q  
**Water Rates:** \$191.00 p/q  
**Strata Rates:** \$829.00 p/q



**Ray Fadel**

0413 177 739



**Nikola Tabakovic**

0431 107 410



The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. 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.

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Dolls Point



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