



CLARKE NATIONAL  
REALTY

- EST. 1953 -



23 Amberdale Avenue Picnic Point, NSW



3



2



1

## Sold By James Clarke - 0408 443 865

A beautifully positioned brick family home that oozes potential for the dream home you've always wanted with the added bonus of being located in a quiet cul-de-sac in Picnic Point.

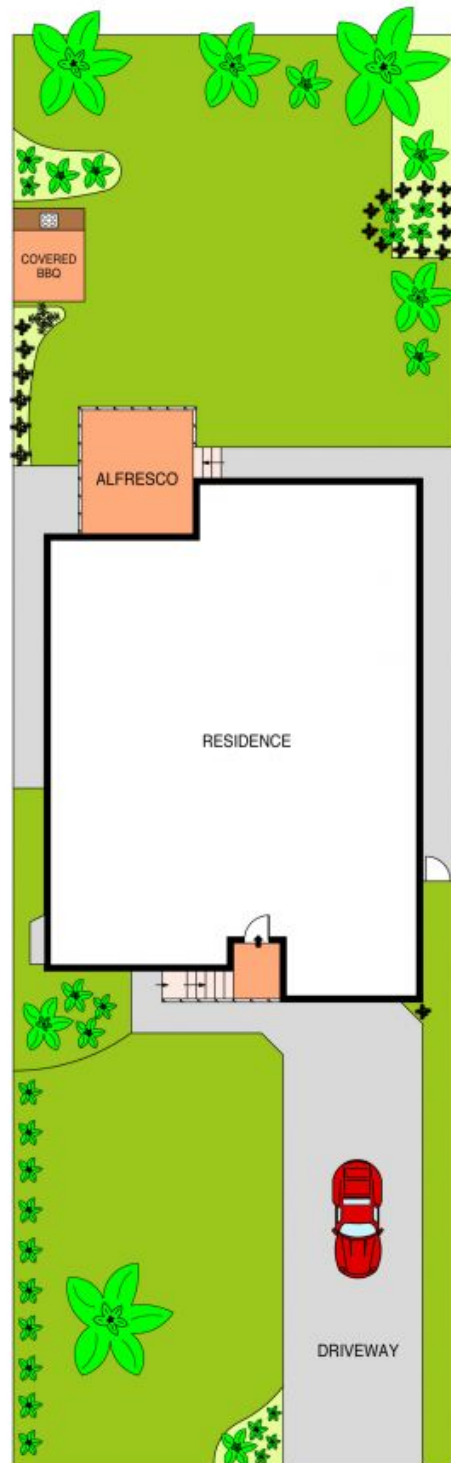
### Boasting:

- 3 decent size bedrooms
- En-suite and walk-in robe off the master
- 2 separate spacious living areas - ideal for family
- Tiled main bathroom
- Designated dining area located off the kitchen plus an additional informal dining area / study
- Ducted air-conditioning
- Rear covered entertaining area



**James Clarke**

0408 443 865



**SITE PLAN**  
(NOT TO SCALE)



SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 99122



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