

# 1/27 Kalulah Avenue, Gorokan, NSW 2263

## Sold House

Thursday, 1 February 2024

1/27 Kalulah Avenue, Gorokan, NSW 2263

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Contact agent

Discover the epitome of comfort and convenience in this delightful two-bedroom, one-bathroom brick and tile duplex. Boasting a single lock-up garage with internal access, this residence combines practicality with a touch of elegance. Upon entering, the spacious carpeted living area welcomes you, providing a cozy retreat to unwind and relax. The kitchen and dining area feature stylish low maintenance flooring. The thoughtful design includes a separate toilet from the bathroom, complete with a shower and bath for added convenience. The main bedroom is equipped with a built-in wardrobe. Step outside, and you'll find an undercover entertaining area, the perfect spot to host gatherings with family and friends. Overlooking a generously sized courtyard, this outdoor space is not only ideal for socializing but also provides a haven for pets to enjoy. Convenience is key with this property, as it is just a short distance from Gorokan Public School, Lake Haven Shopping Centre, and arterial roads, ensuring easy access to all amenities. This charming duplex offers a perfect blend of practicality and style, creating a comfortable home for the discerning buyer. Key Features: \* No strata fees \* Ducted Air-conditioning \* Single Lock-Up Garage with Internal Access \* Spacious Carpeted Living Area \* Separate Toilet from Bathroom with Shower & Bath \* Built-in Wardrobe in Main Bedroom \* Undercover Entertaining Area \* Generously Sized Courtyard, Pet-Friendly \* Short Distance to Gorokan Public School, Lake Haven Shopping Centre & Arterial Roads Rates Approx \$1110.62 p.a Water Rates Approx \$912.89 p.a Rental Approx \$420 - \$460 p.w