

**1 Joalah Road, Kincumber, NSW 2251**



**House For Sale**

Thursday, 9 May 2024

**1 Joalah Road, Kincumber, NSW 2251**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 666 m2**

**Type: House**



Matthew Kidd  
0417230732



Tiffany Mooney  
0406398432

## Auction

Set in an ultra-convenient location within walking distance to everything, this well maintained home offers the best in low-maintenance living. Set on a sun-filled 667sqm block and showcasing a practical floor-plan with light filled interiors and a generous backyard. The home offers a functional floor plan with the meals area off the new kitchen as well as a separate lounge room upon entry. Perfectly suited for a variety of buyers including first home buyers, investors, downsizers or renovators. Do not miss this unique opportunity to purchase this fantastic property with scope to add your own personal touches. Additional features:- Light and bright living and dining space with air conditioning- Brand new kitchen with electric cooking and dishwasher- Three generous size bedrooms- Original bathroom features a bath and separate WC- Single carport to the rear, internal laundry- Spacious and level yard set on a corner 667 sqm block- Affordable first home, downsizer or investment opportunity- Supreme convenience within close proximity to local shops, cafes, Doctors, Library, Kincumber Hotel, Coles, skatepark and football field - Minutes drive to your choice of superb beaches and waterways Building Report Available On Request KEY DETAILS: Land Size: Approx 667sqm Council Rates: \$1,851 p/a Water Rates: \$995 p/a Rental Estimate: \$580 - \$620 p/w DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, Ray White Bensville/Empire Bay does not represent the accuracy of the information contained in the advertisement, does not accept any responsibility or liability, and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.