

# 11 Thurling Avenue, Kariong, NSW 2250

## Sold House

Wednesday, 10 April 2024

11 Thurling Avenue, Kariong, NSW 2250

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 551 m2

Type: House



Ross McLarty  
0412570755

**\$962,000**

Located near the end of a quality cul-de-sac with lovely National Park views is this absolute gem of a home. Light and airy with two living spaces and a huge covered outdoor entertaining area, this home is sure to tick all the boxes. Boasting a range of features including timber laminate flooring, ducted reverse cycle air conditioning, and ensuite to master bedroom. This lovely home has the added feature of plantation shutters which gives it a fresh and modern vibe. The modern kitchen features a gas cooktop and dishwasher and the renovated main bathroom and ensuite are an added bonus. Vehicles will be safe and secure in the drive through lock up garage plus there is a carport for added convenience as well as extra off street parking. This property is currently tenanted with excellent long term tenants with a lease until July 2024 and a return of \$640 per week. An ideal investment property for a self managed super fund or addition to any investment portfolio due to the current tenants and its quality low maintenance aspect. Council rates: \$1,883.60pa Water rates: \$994.02pa Potential rental: \$640pw Disclaimer: Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given by George Brand or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the purchase of the property.