

**13 Fraser Road, Killcare, NSW 2257**



**House For Sale**

Thursday, 15 February 2024

13 Fraser Road, Killcare, NSW 2257

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1303 m2**

**Type: House**



Lea Turner



Sarah Cameron  
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## **Auction - Saturday 6th April @ 1pm**

Located in the desirable bayside suburb of Killcare and situated on a generous 1303 sqm parcel of land, this 1970's (circa) home offers plenty of space for outdoor activities and potential future expansions with the opportunity for a possible second dwelling (STCA). Featuring three bedrooms and one bathroom, this property is perfect for families or individuals looking for a cozy holiday retreat. The open floor plan creates an easy flow between the living /dining and kitchen areas, allowing for easy entertaining and relaxation all on the one level. The spacious garage provides a convenient parking / storage area or workshop space. This property boasts a serene and tranquil environment, surrounded by lush greenery. Enjoy the beauty of nature from your own backyard or take a short stroll to the beautiful waterfront of Hardys Bay or nearby cafes and beaches. - Surrounded by spectacular coastal bush walking trails- Nearby to public wharf for fishing and local marina- Short distance to Local ferry service that runs from Wagstaffe to Patonga & Palm Beach- Short drive to patrolled Killcare Beach & Putty Beach- Short walk to vibrant Hardys Bay shops, restaurants & cafes- Sydney CBD on NorthConnex, only 70 minutes drive

**KEY DETAILS**  
Land size: 1303sqm  
Council rates: \$2335.19 per/annum  
Water rates: \$994.02 per/annum