

**18/12-20 Kinarra Avenue, Wyoming, NSW 2250**



**Sold Flat**

Thursday, 14 September 2023

18/12-20 Kinarra Avenue, Wyoming, NSW 2250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 134 m2**

**Type: Flat**



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**\$585,000**

Clean, light filled, North facing and large 135sqm top floor unit, offers 3 bedrooms, 2 bathrooms and an oversized single lock up garage with additional storage space. This superbly located unit in Brunswick Gardens is adjacent to the Medical Centre and main Shopping Centre in Wyoming and has a perfect North facing aspect. It is surrounded by beautiful gardens and opens on to a large full-length balcony with shade sail. The unit offers 3 good size bedrooms, all with new built-in wardrobes and main with ensuite. There is excellent storage with three linen cupboards. High ceilings and good flow from kitchen to living areas and onto the large full-length balcony, create a strong sense of space. Very practical and large family kitchen with pantry and additional space for a breakfast table with direct access to the balcony. Internal laundry adjacent to main bathroom, with a separate shower and bath and a separate toilet. There are ceiling fans throughout along with reverse cycle air-conditioning in living areas and new LED dimmer lighting installed throughout. Small and boutique 'Brunswick Gardens' is highly sought after for its community feel and convenient, low maintenance living. With a rental appraisal of \$550 to \$600 per week and very low current rental vacancy rate of 0.58%, this property will suit the astute property investor and the owner occupier alike. All within walking distance to Coles, Aldi, Post Office, The Grange Bar & Bistro, Wyoming Medical Centre, Wyoming Shopping Centre, bus, and taxi ranks and only approximately 5 minutes' drive/bus trip to Gosford CBD & Gosford Train Station. Disclaimer: All information contained herein has been provided to us by either the owner or from sources Central Coast Select Properties believe to be accurate. Central Coast Select Properties issue no invitation to anyone to rely on the information contained herein and the company and persons intend by this statement to exclude liability for all such information. Any interested parties are advised to make their own enquiries to satisfy themselves in all respects. The information contained herein is excluded from any contract.