

# 18 Karuah Avenue, Kincumber, NSW 2251

## Sold House

Saturday, 19 August 2023

18 Karuah Avenue, Kincumber, NSW 2251

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 626 m2

Type: House



Tom O'Gorman



Damian Rutherford  
0428914891

**\$1,731,200**

This 3 bedroom waterfront reserve home on the Kincumber Foreshore is set in a tranquil cul-de-sac location with beautiful views of the Broadwater and hinterland. The home offers generous living areas including a separate lounge plus a large sunroom that opens to the covered patio and inground pool. The rear gate leads to the cycle/walkway and foreshore and is just a short level walk to a children's playground.\* Lounge plus combined kitchen dining area\* Sizeable sunroom & covered patio \* Master bedroom with WIR & ensuite & corner bath\* Main bathroom with separate WC\* Ducted air conditioning, ceiling fans\* Inground pool\* Private north facing fully fenced garden\* Solar panels\* Double garage\* Walking distance to local schools and shops Land size: 640sqm Rates: \$2,197.63pa Water: \$849pa + usage Potential rental: \$800 - \$850pw