

**2/56 Thirroul Road, Kanahooka, NSW 2530**



**Sold House**

Saturday, 11 November 2023

2/56 Thirroul Road, Kanahooka, NSW 2530

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Bradd O'Brien  
0400002255

**\$520,000**

This low maintenance modern two bedroom villa is located in a peaceful block of two. The villa features: - Open plan living - modern kitchen with stainless steel appliances - Two bedrooms with walk in wardrobes - Internal laundry - Single on site car space - private court and storage shed. This property will certainly impress, see you at the open house or book your private inspection. Call Bradd on 0400 002255 Council Rates Annual \$1,248.00 Water Rates Quarterly \$172.00 The size of Kanahooka is approximately 3.6 square kilometres. It has 8 parks covering nearly 14.8% of total area. The population of Kanahooka in 2011 was 5,166 people. By 2016 the population was 5,562 showing a population growth of 7.7% in the area during that time. The predominant age group in Kanahooka is 60-69 years. Households in Kanahooka are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Kanahooka work in a trades occupation. In 2011, 86.7% of the homes in Kanahooka were owner-occupied compared with 85.4% in 2016. Currently the median sales price of houses in the area is \$800,000.