

# 2 Carol Close, Lake Munmorah, NSW 2259



## House For Sale

Friday, 22 March 2024

2 Carol Close, Lake Munmorah, NSW 2259

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 320 m2

Type: House



Aaron Reibelt



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## Guide \$640,000 - \$670,000

Ok here it is! Calling investors, first home buyers or retirees, this is just what you are looking for. This perfectly positioned stand-alone Torrens title home is surrounded by top quality homes in Lake Munmorah, within a few minutes' walk to the National Park, Surf Beaches, and the popular Lake Munmorah. As you walk through the home guided on wood look floating floors to the three great size bedrooms all with built-ins and ceiling fans you will see the home has all the boxes ticked, such as reverse cycle air conditioner, recently updated light filled kitchen with dining area, quality upgraded bathroom and single lock-up garage plus and outdoor entertaining deck area all on an easy care 320sqm fully fenced block. This one is sure to be popular so get in touch today.

**Property Features:**

- Comprising of 3 good sized bedrooms with built ins and ceiling fans
- Ultra-modern light filled kitchen and stylishly recently renovated bathroom
- Split system reverse cycle air conditioning and ceiling fans throughout
- Outdoor entertaining deck area perfect for the Sunday afternoon BBQ
- Secure single garage with laundry
- Fully fenced (approx) 321 Sqm block with room for the kids and man's best friend
- Currently rented to a great tenant wanting to stay long term, paying \$465 per week, market rent is (approx) \$500 per week
- Located within minutes to some of the central coast best beaches, close to clubs, cafes, restaurants, schools and 15mins to the M1.

**Key Features:** Council Rate: \$1193 Per Annum  
Approximately Water Rates: \$994 Per Annum Approximately Current Rent: \$465 Per week