

32 Girraween Avenue, Erina, NSW 2250

Raine&Horne®

House For Sale

Wednesday, 12 June 2024

32 Girraween Avenue, Erina, NSW 2250

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 751 m2

Type: House



Brooke Tullipan
0421577293



Kristian Bingham
0243247744

\$700,000 - \$750,000

Located just minutes away from Erina Fair and set in a quiet yet sought-after neighbourhood, this home offers an entry level opportunity to secure a great property. This residence offers a 3-bedroom, 2-bathroom home on a huge block with double street frontage and backs onto nature reserve and your very own creek frontage. The home includes an open concept layout, the living room seamlessly flows from the kitchen and you have a quaint deck to enjoy some afternoon sunshine and enjoy the ambience of being close to nature and in a quiet street. The expansive yard provides endless opportunities for outdoor activities. Conveniently located close to schools, shops, and transport links, this is a rare opportunity to secure your place in one of Erina's most convenient locales. The details: Council rates: \$1754.08 per annum Water rates: \$994.02 Land size: 751m² Current rent: \$550 per week Zoning: C2 Environment Conservation. The land or part of the land is within the flood planning area and is subject to flood related development controls. Disclaimer: This website has been prepared for marketing purposes only and may be subject to change without notice. The information and illustrations contained in this website are indicative only and is not to be construed as advice, a recommendation or an offer for the sale or rent of property. Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given by Raine & Horne or its agent, as to the accuracy of the contents. Prospective purchasers and/or tenants should conduct their own investigations into all matters relating to the proposed purchase and/or lease of the property.