

**6/1-9 Burns Road, Ourimbah, NSW 2258**

**Townhouse For Sale**

Friday, 1 December 2023

6/1-9 Burns Road, Ourimbah, NSW 2258

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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## **\$680,000-\$720,000**

Introducing a contemporary gem! This modern 3-bedroom townhouse nestled in a meticulously crafted complex is the epitome of sleek, stylish, and low-maintenance living. Step into comfort with the light-filled living space boasting an air-conditioned open-plan layout, creating an inviting atmosphere for relaxation and entertainment. All three bedrooms include built-in robes, complemented by an ensuite bathroom to the master bedroom. The heart of this home is a stunning kitchen featuring wide bench tops, an expansive island bench, dishwasher and electric cooking facilities. Picture yourself hosting gatherings in the child and pet-friendly private courtyard and garden area which is accessible through the stunning sliding stacker doors, offering a perfect blend of outdoor charm and convenience. Your vehicles will find a secure haven in the single lock-up garage which offers internal access and a private 2nd car space while the modern bathroom is adorned with quality fittings and fixtures. The home also includes an extra 3rd toilet conveniently located downstairs. Location is key, and this townhouse unlocks convenience with the Burns Road Café literally across the road and local school, club and restaurant within easy walking distance. Just 3 minutes to the Sydney-Newcastle M1 motorway, less than 10 minutes to Westfield Tuggerah, 6 minutes to the University of Newcastle (Ourimbah Campus), and a mere 4 minutes to Ourimbah Station. Whether you're considering an investment opportunity, searching for your first home, or looking to downsize, this property ticks all the boxes for modern, effortless living. Don't miss out on this ideal blend of style, functionality, and location! The Strata fees are \$1,088.70 per quarter broken down as: \$607.80 – admin fees and \$480.90 capital works. A Strata Report is available for purchasers to download for \$49.00 and is available here: <https://www.beforeyoubid.com.au/purchase/unit-6-1-9-burns-road-ourimbah-nsw-2258/strata> Council rates: \$1,110.62pa Water rates: \$912.89pa Rental Appraisal: \$580 - \$610 per week Disclaimer: 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 George Brand or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the purchase of the property.