

# 7 Kalori Avenue, Wyoming, NSW 2250

## House For Sale

Wednesday, 29 May 2024

7 Kalori Avenue, Wyoming, NSW 2250

Bedrooms: 2

Bathrooms: 1

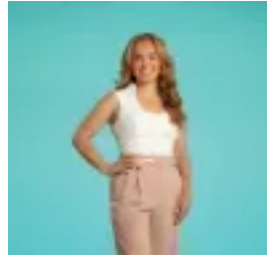
Parkings: 1

Area: 337 m2

Type: House



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## For Sale

Perfect for first home buyers or those looking to downsize, this charming cottage offers a harmonious blend of comfortable living and natural beauty. Nestled in total tranquillity, it boasts lush surroundings and sweeping valley views, creating an ideal retreat from the hustle and bustle of everyday life. Located at the end of a quiet cul-de-sac and up a shared driveway, the single-level design provides effortless living, complemented by an inviting front deck perfect for entertaining and relaxation. Features include:- Well-appointed kitchen with a gas cooktop, dishwasher, and ample storage, perfect for home-cooked meals.- Open plan living with floating floors throughout the kitchen and living areas, split-system air conditioning, a gas bayonet, and a ceiling fan ensure year-round comfort.- Undercover front deck with stunning valley views to the east, complete with gas bayonet, ideal for BBQs while socialising with family and friends.- Two carpeted bedrooms, both with ceiling fans; the master bedroom includes a built-in robe. Extras:- Off-street parking for one car is complete with a sail cover, NBN fibre to the node, internal laundry, and a rainwater tank.- Achievable weekly rental would be in the vicinity of \$500 per week.- Council rates: \$1,243.40pa- Water rates: \$1,201.44pa + usage This cottage offers the perfect balance of peace and practicality. In addition to everything on offer here, this dream address is also perfectly set within walking distance of the local shopping village (1 km) and less than a 5-minute drive to local schools, parks, and playgrounds. A few minutes further will take you to Gosford CBD + waterfront, the iconic new play park, or the shopping mecca of Erina Fair, while Terrigal and Wamberal beaches are just 20 minutes away. Public transport and easy access to the M1 motorway are also close by for a seamless connection to Sydney. For further details or to secure your inspection, call Liz Jenkins today on 0422 920 390.