

**16A Yaralla Road, Toukley, NSW, 2263**

**House For Sale**

Thursday, 1 August 2024

16A Yaralla Road, Toukley, NSW, 2263

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Low Maintenance Duplex in Prime Location

A Torrens Title brick & tile duplex offering a low-maintenance lifestyle in a convenient location. This charming property is perfect for families or downsizers looking for a comfortable home close to all amenities.

This home features three bedrooms, with built-in robes in two of them, and ceiling fans throughout. The large living area provides ample space for relaxation and entertainment. The open-plan kitchen and dining area enhance the spacious feel of the home.

Externally, the property includes a single lock-up garage with internal access, ensuring convenience and security. A west-facing sunroom allows you to soak up the afternoon sun, providing a perfect spot for relaxation. The well-kept front and rear yards are low maintenance, offering a tidy and pleasant outdoor space without the hassle of extensive upkeep.

Located within easy reach of everything you'll ever need, this home is situated near local shops, cafes, and restaurants. Tuggerah Lake is just a short stroll away, perfect for leisurely walks and enjoying the water's edge. The property is centrally located yet still close to local beaches and arterial roads, ensuring easy access to all the Central Coast has to offer.

- \* Three-bedroom duplex with built-in robes in two bedrooms.
- \* Ceiling fans throughout.
- \* Large living area and open-plan kitchen/dining.
- \* Single lock-up garage with internal access.
- \* West-facing sunroom and low-maintenance front and rear yards.
- \* Close to local shops, cafes, restaurants, Tuggerah Lake, beaches, and arterial roads.

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Figures and details are subject to change without further notice.

Land Size Approx 285 sqm

Rates Approx \$1,308.04 p.a

Water Rates Approx. \$1,146.75 p.a

Rental Approx \$530 - \$580 p.w