2/168 Avoca Dr, Kincumber, NSW, 2251

House For Sale

Monday, 23 September 2024
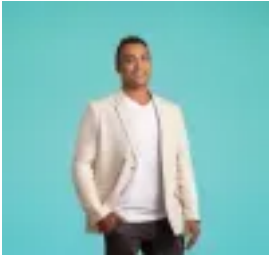
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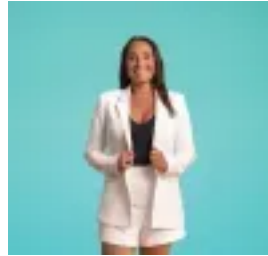
Bedrooms: 3	Bathrooms: 1	Parkings: 2	Type: House

Len Rosemeyer
0243856423

Chantel Laing
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Lifestyle and Secure Carefree Living

An incredible opportunity presents itself to secure your little piece of paradise and live the lifestyle you've always dreamed of without the hefty price tag of neighbouring suburbs. On offer is a delightful single-level villa positioned in a private, secure gated complex within moments to the Coast's finest beaches, waterways, shopping hubs, and activities any individual or family could desire.

Fantastic three-bedroom abode boasts the perfect balance of combining a low-maintenance, easy-care lifestyle whilst still providing the essentials of quality family living all within minutes of local shops, cafes, schools, and transport. If you're a retiree, downsizer, first-home buyer, or young family, this property is an absolute MUST SEE!

Features include:
- Light-filled, spacious open-plan living domain showcasing satin finish Blackbutt timber flooring.
- Modern kitchen offering Caesar stone breakfast bar, ample cupboard space, and stainless appliances.
- Three double-sized bedrooms in total, with built-in robes and fans.
- Serviced by a well-maintained bathroom complete with bath, shower, and a separate toilet for added convenience.
- Sun-soaked, north-facing wrap-around Merbau deck surrounded by serene, landscaped gardens.
- Relax and enjoy time with family and friends around the fire pit, and let's not forget the room for your furry friends.
- Gated intercom access, ensuring security and privacy.
- Double automatic lock-up garage.
- Laundry caters additional toilet.
- Secure complex of nine.

Extras: split-system air conditioning, NBN, and natural gas.

Rate Estimate: $1,650pa
Estimated Rental Return: $650pwk
Strata Estimate: $730pq

For more information or to book an inspection, please contact Len Rosemeyer and Chantel Laing on 0414 494 748.