

**3A Melville Street, Kincumber, NSW, 2251**

**LJ Hooker**

**House For Sale**

Friday, 9 August 2024

3A Melville Street, Kincumber, NSW, 2251

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Single Level and No Strata!

Are you looking for a low maintenance, easy care home without having to pay strata fees?

This comfortable single level home is positioned at the rear of a shared driveway ensuring peace and privacy.

Providing a practical layout, the home features:

- \* 3 good sized bedrooms with built in wardrobes and ceiling fans
- \* A 3-way bathroom with both bath and shower adjoins the master bedroom while the second bedroom has it's own ensuite.
- \* Large living area flowing into the kitchen/dining area
- \* Laundry with 3rd toilet
- \* Internal access from double lock up garage
- \* Fully fenced rear courtyard
- \* Freshly painted and offering touches like tiled living areas, plantation shutters, LED lights and natural gas, this delightful home is "move in" ready and sure to appeal.

Perfectly positioned with Avoca Beach, local primary and high schools, sporting fields, shopping and medical services all within 5km from the property.

To learn more, please contact Scott Phillips on 0419 290 030.

Council Rates: \$1,780pa approx.

Water Rates: \$864pa approx. + usage