

**6/10 Moss Avenue, Toukley, NSW 2263**

**Raine&Horne.**

**Unit For Sale**

Sunday, 23 June 2024

6/10 Moss Avenue, Toukley, NSW 2263

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Mark Griffiths  
0414874002

**\$540,000 - \$560,000**

Nestled in the desirable suburb of Toukley, this beautifully presented, low-maintenance villa offers a prime location opposite the lake and just a five-minute drive to stunning beaches. Enjoy a leisurely 600-metre stroll to the Town Centre, where you'll find medical facilities, pharmacies, restaurants, cafes, a hotel, a resort, and a variety of specialty shops catering to your every need. Golf enthusiasts will appreciate the proximity to Toukley Golf Club, only a five-minute drive away. This charming home features:

- Two spacious bedrooms, each with built-in wardrobes and ceiling fans
- A full bathroom with a separate toilet for added convenience
- A comfortable, cozy lounge room
- A separate dining room that opens onto a sunny, north-facing covered timber deck and courtyard

Additional amenities include:

- An automatic entry garage door with internal access
- An internal laundry
- A near-new Mitsubishi reverse cycle air conditioner for year-round comfort
- Pets are welcome, so your furry friend can join you in this delightful abode.

Don't miss your chance to inspect this lovely villa. Contact Mark Griffiths on 0414 874 002 to schedule a viewing before it's gone. Council Rates - \$1,110.62 p/a approx. Water Rates - \$912.89 p/a approx. Strata Fees - \$400 p/q approx. \*E & OE. Please note that all information herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested parties should rely on their own enquiries\*