

# 1/31 Davies Street, Kincumber, NSW 2251

## Villa For Sale

Friday, 5 July 2024

1/31 Davies Street, Kincumber, NSW 2251

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Villa**



Samantha Scott  
0405663353



Tom O'Gorman

**\$495,000**

If you're looking for a quiet and private villa just moments to all amenities, then this is the perfect choice. Entry to the villa is via a private front courtyard and the home is light filled throughout, with a spacious open plan living, dining and kitchen. Carpeted and freshly painted, the home has the added benefit of split system air conditioning for year round comfort.\* Open plan living space\* Spacious bedroom with built-in robe\* Carpeted throughout\* Oversized bathroom\* Internal European laundry\* Split system air conditioning\* Freshly painted throughout\* Short stroll to the Post Cafe\* 160m to the bus stop\* 5km to Avoca Beach\* 800m to Kincumber Shopping Village\* 1.2km to Kincumber Foreshore walk/cycle wayRates: \$1,110.62 paWater: \$1,062.99 paStrata: \$471.51 pqPotential rental: \$400 pw