



Year built	1980
What is the land size?	2.7 acres approx.
Is the property fenced?	Yes fully fenced
What is the rental estimate?	\$1500pw approx.
Is the property sold vacant?	Yes
Is the property owner occupied?	Yes
What is the reason for sale?	Downsizing
Is the hot water system gas or electric?	415 lt solar, recently replaced
Is there solar?	Yes, 8.8kws
Is there any storage?	Built in robes to all bedrooms and linen press in hallway, sheds & garages
Is there NBN connected?	Yes, fibre optic to the node
When did they purchase the property?	2002
Is there any heating and cooling?	Air con, ceiling fans & fire place
Where is the Laundry located?	In the building with the bar/office
Is there town water?	The property is on tank water, town water is in the street
Have there been any recent renovations?	Two full bathroom renovations, new carpet and flooring throughout. There is a DA approval for a pool also.

Local services

Nearest private schools	Central Coast Adventist School Central Coast Grammar St John Fisher - St Peters
Public school catchment	Berkeley Vale Public School Tuggerah Lakes Secondary College
Distance to the beach	8 km to Shelly Beach
Distance to the Freeway	Approx. 9.5 kms – Tuggerah exit
Distance to Train Station	Approx. 9 kms – Tuggerah Station
Distance to closest Bus Stop	Approx. 500mtrs – Hansens Rd - opposite Sals Ln
Distance to Shops	Approx. 3.6 km – Killarney Vale Shops & cafes Approx. 6.3 km – Bateau Bay Square

* All information is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries. All distances and sizes are approximate.