

# McGrath



## PROPERTY ADDRESS: 18 Julian Road, Kincumber

### Price Guide \$1,550,000

Land size	787sqm (approx.)
Does this property have solar?	Yes, solar for the pool heating only.
Have they renovated since purchase?	Yes, updated interiors & exteriors all between
Is the property owner occupied?	Yes
What is the reason for sale?	Relocated for work
Is the cook top gas or electric?	Electric, Induction cooktop. All new meile appliances, including cooktop, oven & dishwasher.
Is there any heating or cooling?	Split system air conditioning and ceilings throughout.
Is there NBN?	Yes
Is there any additional storage?	Built in robes to all bedrooms, linen cupboard, under stair storage, internal laundry & garden shed.
Pool – Heated? Salt/Chlorinated	Yes solar heated pool, chlorine.

#### KEY DETAILS:

Council Rate \$1,960pa

Water Rates \$1,186pa

Rental Appraisal: \$1,000pw

#### Additional Features:

- Freshly painted throughout the interior, newly polished timber floors.
- Freshly rendered/bagged exterior of the home, freshly painted exterior.
- New timber decking to both the alfresco and side deck, freshly painted balustrades.
- new fly screens throughout the house (including a custom screen for the master)
- New air-conditioning unit in the master and in the main living room.
- Resurfaced kitchen cabinets, new countertops, new splash back, new tap ware and new Meile appliances.
- New lighting throughout, including feature light in master bed.
- New shower screen in ensuite.

#### Local services

Nearest schools & catchment	Catchment Schools: Kincumber Public School <u><a href="#">Kincumber High School</a></u> Holy Cross Catholic Primary School Avoca Beach Public School The Coast Christian School
Distance to the beach	4.8km – Avoca Beach 5.5km – Copacabana Beach 5.3km – Macmasters Beach
Distance to the Motorway	18.2km to M1 Motorway - Kariong
Distance to Train Station	12.8km – Gosford Station

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Distance to Shopping

2.1km – Kincumber Shopping Village

9.4km - Erina Fair

\* 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.