



PROPERTY ADDRESS: 20 Bembook Road, Green Point

Auction Guide \$1,400,000

Land size	2.49 acres
Does this property have solar?	No
Have they renovated since purchase?	No
Is the property owner occupied?	Yes
What is the reason for sale?	Relocating to another acreage.
Is the cook top gas or electric?	Electric
Is there any heating or cooling?	Combustion fireplace, ceiling fans, air conditioning.
Is there Foxtel?	No
Is there NBN?	Yes – excellent internet as they work from home.
Is there any additional storage?	Yes – all bedrooms have robes, enormous master bedroom robe, linen cupboards, under stair storage, additional storage room in garage.
Pool – Heated? Salt/Chlorinated	Inground salt chlorinated pool with chlorinator, water slide and rock wall feature with gardens, sun deck, fully fenced.

Additional Features:

- Architecturally designed with vaulted ceilings, timber feature panelling.
- 4x Industrial graded fans added into the ceiling on both ends of the home, vented and ducted to the house. Pulling heat and humidity from the air.
- 22,000 Litre water tank.
- Two home offices – ideal for working from home and privacy.
- Property backs onto the Kincumber Mountain and Kincumber Park offering extensive biking and hiking tracks for the whole family to enjoy!

Local services

Nearest schools & catchment	<p>Catchment Schools:</p> <p>Erina High School</p> <p>Woodport Primary School</p> <p>Central Coast Adventist School</p> <p>Holy Cross Catholic Primary School</p> <p>Kincumber High School</p>
Distance to the beach	15 Minutes to Avoca Beach
Distance to the Motorway	12.4km minutes to M1 Motorway.
Distance to Train Station	7.4kms to Gosford Station
Distance to Erina Fair	3.6km

* 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.

McGrath