



PROPERTY ADDRESS: 19 Brennan Avenue, Kincumber

Land size	3,974sqm
Have they renovated since purchase?	Yes. Renovations completed in 2016 and 2024. Pool renovated in 2017
Is the property owner occupied?	Vacant
What is the reason for sale?	Relocated
Is the cook top gas or electric?	Electric
Is there any heating or cooling?	Air conditioning & Fireplace
Is there Foxtel?	No longer connected
Is there NBN?	Yes. Underground fibre optic connection
Is there any additional storage?	Garden shed and subfloor area
Pool – Heated? Salt/Chlorinated	Saltwater/chlorine pool with solar heating
Garage	Three garaging options plus extensive off-street parking.
Additional Features:	Original dwelling constructed in 1983 Single level residence on just under one acre Self-contained accommodation option with separate kitchenette and fourth bedroom Extensive renovations completed in 2016 and 2024 2024 renovations valued at approximately \$263,000 Swimming pool renovated in 2017 New pool chlorinator and salt cell installed in 2025 Beautifully established and fully fenced grounds 40,000L water tank beneath rear balcony Town water and tank water supply Post and rail fencing with electronically operated gates installed in 2022 Outdoor fire pit constructed in 2022 Garden shed and additional subfloor storage Right of carriageway upgraded and bitumen sealed in 2026 Underground power and fibre optic cabling installed in 2026 Mains electricity and NBN fibre optic connection Envirocycle wastewater treatment system

Local services	
Nearest schools & catchment	Kincumber Public School Kincumber High School Green Point Christian Collage Coast Christian School
Distance to the beach	4.8km
Distance to the Motorway	18.6km
Distance to Train Station	12.9km
Distance to Shops	2.3km

* 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.