



PROPERTY ADDRESS: 6 Oberton Street, Kincumber

AUCTION: Guide - \$1,350,000

Land size	1,031sqm (approx.)
Does this property have solar?	Yes, on the main house (20 panels)
Have they renovated since purchase?	Yes, Renovations throughout completed between 2022 – 2025.
Is the property owner occupied?	The main house is owner occupied; the rear is rented.
What is the reason for sale?	Upsizing
Is the cook top gas or electric?	Gas cooktop to both, and both include a dishwasher.
Is there any heating or cooling?	Split system air conditioning and ceiling fans.
Is there NBN?	Yes – to street.
Is there any additional storage?	Built in robes to all rooms.
Pool – Heated? Salt/Chlorinated	N/A

KEY DETAILS:

Council Rates \$2,577pa

Water Rates \$2,198pa

RENTAL RETURN:

6 (front house) \$750 - \$800pw

6a (rear property) \$550pw

Additional Features:

- Subfloor ventilation fans (two push, two pull) circulate air to help prevent damp, with internal switches for easy control.
- The slab is fully waterproofed, and the downstairs level is fully insulated.
- The downstairs bathroom has ducted ventilation to the exterior and features fully waterproof micro-cement finishes.
- Downstairs light switches offer three lighting settings, adjustable with a double flick.
- Upstairs internal walls are Masonite (not asbestos).
- Privately set, with secure fencing and independent access for both properties.
- Potential for subdivision - STCA

Local services

Nearest schools & catchment	Catchment Schools: Kincumber Public School <u>Kincumber High School</u> The Coast Christian School Holy Cross Catholic Primary School
Distance to the beach	6.9km – Terrigal Beach 5.3km – Avoca Beach 5.7km – Copacabana Beach
Distance to the Motorway	17.5km to M1 Motorway - Kariong
Distance to Train Station	12.1km – Gosford Station
Distance to Shopping	1.6km – Kincumber Shopping Village 9.5km – 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

McGrath