McGrath



PROPERTY ADDRESS: 8 Riatta Street, Erina

Land size	5009sqm OR 1.23 acres
Does this property have solar?	Yes, No battery
Is the property owner occupied?	Yes
Is the cook top gas or electric?	Induction
Is there any heating or cooling?	Split system air-conditioning x 2 Ceiling fans Combustion fireplace Underfloor heating to en-suite
Is there any additional storage?	Yes – storage throughout garage, workshop and shed
Town Water?	Yes
Additional Features:	Internal • Skylight to foyer/dining space • Cork flooring • New hot water system • Built in wardrobes, bookshelves, television cabinet, study desks, work benches and drawers throughout the home and garage. Kitchen • Integrated Fridge/Freezer and dishwasher induction cooktop, wok hob, and extractor fan. • Porcelain oversized kitchen island • Butler's Pantry; 2nd sink and laundry Outdoors • Alfresco area with ceiling fan and lighting • Numerous outdoor areas • Freshly rendered and painted externally • Saltwater swimming pool with pool cover

Local services	
Nearest schools & catchment	Central Coast Grammar School Woodport Public School Erina High School Our Lade Star of The Sea Terrigal Central Coast Adventist School
Distance to the Motorway	15km
Distance to Train Station	7km
Distance to Terrigal Beach	4.5km
Distance to Erina Fair	1.4km

* 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.