



PROPERTY ADDRESS: 3 Mynah Close, Kincumber

Price Guide \$1,150,000

Land size	621sqm
Does this property have solar?	No
Have they renovated since purchase?	Only externally with landscaping and retaining.
Is the property owner occupied?	Yes
What is the reason for sale?	Relocating for work
Is the cook top gas or electric?	Stainless steel Oven – Fisher & Paykel, Gas 5 Burner Cooktop.
Is there any heating or cooling?	Ceiling Fans throughout, Split system air conditioning and rear living zone, combustion fireplace in front living room.
Is there NBN?	Yes
Is there any additional storage?	Built in robes to all bedrooms, linen cupboard, loft space, generous sunroom.
Pool – Heated? Salt/Chlorinated	N/A

KEY DETAILS:

Council Rates \$2,324pa

Water Rates \$1,185pa

Additional Features:

- Unique split level design.
- Stone steps to the front entry, side pathway and retaining walls.
- Thoughtfully landscaped gardens, incredibly private.
- 3 generous bedrooms all complete with robes and leafy outlooks.
- Large from living room with vaulted ceiling
- Study Nook/ Home office with additional loft area.
- Plantation shutters throughout.
- Internal laundry with outdoor access.
- Excellent flow from the indoors to the rear veranda.
- Large sunroom space, effortless connection to the gardens.

Local services

Nearest schools & catchment	Catchment Schools: Kincumber High School Kincumber Public School Holy Cross Catholic Primary School Green Point Christian College Erina High School
Distance to the beach	7km – Avoca Beach 7.2km – Copacabana Beach
Distance to the Motorway	16.7km to M1 Motorway - Kariong
Distance to Train Station	11.6km to Gosford Station
Distance to Shopping	500m – Kincumber Shopping Village 6km – Green Point Shopping Village 8.6km - Erina Fair

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* 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.