



PROPERTY ADDRESS: 40 Kookaburra Street, Kincumber

Price Guide \$1,500,000 - \$1,600,000

Land size	585sqm (approx.)
Does this property have solar?	Yes, 13.3kw system. Installed 2 years ago and fully paid off.
Have they renovated since purchase?	Yes 2021 – Present. Latest updates are new plantation shutters, flooring and premium wool carpet.
Is the property owner occupied?	Yes
What is the reason for sale?	Upsizing
Is the cook top gas or electric?	Freestanding 1200mm oven, Gas 6 burner cooktop
Is there any heating or cooling?	Ducted air conditioning – 7 zones, sensors in each room and app controlled.
Is there NBN?	Yes
Is there any additional storage?	Built in robes to all bedrooms, large linen cupboards, enormous under house storage and cellar.
Pool – Heated? Salt/Chlorinated	7 Seat Spa

KEY DETAILS:

Council Rates \$1,862pa

Water Rates \$1,185pa

Rental Appraisal: \$950 - \$1,050pw

Additional Features:

- Two beautifully renovated bathrooms, renovated in 2023. High quality fixtures and fittings, under floor heating.
- Merbau hardwood timber decking to central courtyard entertaining space.
- Open plan kitchen, living and dining zone with effortless outdoor connection, 40mm stone counters, dishwasher, 1200mm free standing oven.
- New electrical wiring throughout the house, new electric box and new separate box for the spa, provisions for future solar batteries.
- Roof has been repointed and painted, new gutters and fascia's. Exterior of property painted and new balustrades.
- Epoxy flooring throughout garage and subfloor storage area.
- Front formal lounge room complete with coal fireplace – fully operational.
- New plantation shutters, new flooring and new wool carpet.
- French doors connecting all outdoor areas.

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

McGrath

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

* 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.