



PROPERTY ADDRESS: 2 Yakaloo Crescent Forresters Beach

Price Guide on Request

Land size	845 sqm (approx.)
Does this property have solar?	No
Have they renovated since purchase?	Yes. Fully restored and renovated inside, freshly painted, new carpet, bathrooms and laundry and updated landscaping with planted front and rear garden
Is the property owner occupied?	Yes
What is the reason for sale?	Moving Overseas
Is the cook top gas or electric?	Electric (Induction)
Is there any heating or cooling?	Ducted Air Conditioning, Ceiling Fans
Is there NBN?	Yes
Is there any additional storage?	Storage room within garage
Pool – Heated? Salt/Chlorinated	Yes
KEY DETAILS: Council Rates \$2,065p/a Water Rates \$1,185p/a Rental Appraisal:	<p>Additional Features:</p> <ul style="list-style-type: none"> • 3 living areas including 1 upstairs • Asko dishwasher • Ducted AC with new ceiling vents and 10kw Fujitsu system • 6-8 off street level parking bay, additional second driveway • All new light fittings internal and external • New saltwater pump in pool and storage shed • New pool fence and current safety certificate • Outdoor entertainment area off kitchen/dining • 3 new awnings • Fully covered deck in the front under roof line and new privacy screening • National parks on 2 sides of property • All new plantation shutters and flyscreens throughout • 350 litre Hot water system
Local services	
Nearest schools & catchment	<p>Catchment Schools:</p> <p>Bateau Bay Public School Wamberal Public School Terrigal High School Central Coast Grammar School</p>
Distance to the beach	<p>800m – Forresters Beach 2.6km – Wamberal Beach 7.2 km – Terrigal Beach</p>
Distance to the Motorway	15km to M1 Motorway - Wyong
Distance to Train Station	15km – Gosford Station
Distance to Shopping	<p>4km – Bateau Bay Square 9.7km - Erina Fair</p>

* 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.