



PROPERTY ADDRESS: 27 Taurus Close, Kincumber

Price Guide \$1,400,000

Land size	644sqm
Does this property have solar?	No, however offers excellent potential for panels along the rear of the property roof.
Have they renovated since purchase?	Only internal flooring and paint, completed in June 2023.
Is the property owner occupied?	Yes
What is the reason for sale?	Relocating south for work.
Is the cook top gas or electric?	Stainless steel Oven – Fisher & Paykel, Gas 5 Burner Cooktop.
Is there any heating or cooling?	Ducted 4 zone air conditioning.
Is there NBN?	Yes
Is there any additional storage?	Built in robes to all bedrooms, linen cupboard, loft space in garage.
Pool – Heated? Salt/Chlorinated	N/A
KEY DETAILS: Council Rates \$1,922pa Water Rates \$1,185pa	Additional Features: • Recently updated internal flooring; hybrid laminate flooring throughout that comes with a lifetime warranty. Plush carpets to all bedrooms. • Recently painted interior. • Oversize front rumpus room with built in study nook. • HDMI and additional arial points throughout the property. Additional power outlets to all rooms. • Large master suite with walk in robe and ensuite. • Open plan kitchen, living and dining room with connection to the outdoors and immensely private. • Large main bathroom with floor to ceiling tiles. • All bedrooms complete with built in robes

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	5.2km – Avoca Beach 5.7km – Copacabana Beach 6.8km – Terrigal Beach
Distance to the Motorway	18km to M1 Motorway - Kariong
Distance to Train Station	12.6km to Gosford Station
Distance to Shopping	2.1km – Kincumber Shopping Village 7.1km – Green Point Shopping Village 9.9km - Erina Fair

McGrath * 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.