



PROPERTY ADDRESS: 113 Humphreys Road, Kincumber South

AUCTION: Guide -\$1,650,000

Land size	809sqm (approx.)
Does this property have solar?	N/A
Have they renovated since purchase?	No updates
Is the property owner occupied?	Yes
What is the reason for sale?	Relocating
Is the cook top gas or electric?	Gas cooktop, dual wall mounted ovens.
Is there any heating or cooling?	Ducted air conditioning
Is there NBN?	Yes – to street.
Is there any additional storage?	Built in robes to all bedrooms, walk in to master, walk in linen cupboard, large laundry space.
Pool – Heated? Salt/Chlorinated	N/A
KEY DETAILS: Council Rates \$1,945pa Water Rates \$1,185pa Rental Appraisal: \$1,100 – \$1,200	<p>Additional Features:</p> <ul style="list-style-type: none"> Dark bamboo flooring throughout Ducted air conditioning – 4 zones Large central kitchen with stone counters and butler's pantry. Dual wall mounted ovens – ideal for entertaining. Septic tank that pumps to the mains connection. Bottle Gas for cooking, heating and water. Three bathrooms; main with free standing bath, private ensuite to master, and the third on the lower entertaining level. Internal laundry with ample storage and outdoor access. Superb covered alfresco for year-round entertaining, overlooking the leafy setting.

Local services	
Nearest schools & catchment	<p>Catchment Schools:</p> <p><u>Kincumber Public School</u></p> <p><u>Kincumber High School</u></p> <p>The Coast Christian School</p> <p>Holy Cross Catholic Primary School</p> <p>Brisbania Public School</p>
Distance to the beach	<p>10.3km – Terrigal Beach</p> <p>8.6km – Avoca Beach</p> <p>8.3km – Copacabana Beach</p>
Distance to the Motorway	26km to M1 Motorway - Kariong
Distance to Train Station	14.6km – Woy Woy Station
Distance to Shopping	<p>4.6km – Kincumber Shopping Village</p> <p>13.3km – 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

McGrath