McGrath



PROPERTY ADDRESS: 3/297 Tumbi Road, Wamberal

Land size	6,2040 hectares
Is the property owner occupied?	Yes
Is the cook top gas or electric?	Electric
Is there solar?	Yes, 6.6kw solar. 3 phase power.
Is there any heating or cooling?	Ducted air conditioning throughout
Is there NBN?	Yes
Is there any additional storage?	Yes
Pool – Heated? Salt/Chlorinated	Salt water pool with electric heat pump to keep at 30 degrees all year round.
Additional Features:	– Built in 2017 – All bedrooms facing north – 20mm Black Butt solid wood flooring throughout – Block out blinds & sheers throughout – Under floor heating in bathrooms – Ducted air conditioning throughout – Outdoor hot and cold shower – Water tanks 45,000L – Filta water filtration system – Overflow from the tanks is piped through to the dam – Dam can be full or empty – In ground septic – Radio fence for dogs, both sides and front, not in bush at the rear.

Local services	
Nearest schools & catchment	Wamberal Public School Tuggerah Lakes Secendary Collage, Tumbi Umbi Campus Central Coast Grammar School
Distance to the beach	3.6km to Forresters Beach
Distance to the Motorway	11.7km
Distance to Train Station	18km to Tuggerah Station
Distance to Shops	12.1km to Erina Fair 11.1km to Tuggerah Westfields

* 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.