

McGrath



PROPERTY ADDRESS: 22 McGee Avenue, Wamberal

Year built	2005
Land size	693 sqm
Have they renovated since purchase?	The home was built in 2005 as a complete new build
Is the property owner occupied?	Yes
What is the reason for sale?	Downsizing
Is the cook top gas or electric?	Induction
Is there any heating or cooling?	Ducted air-conditioning & split system
Is there Foxtel?	Yes
Is there NBN?	Yes - fibre to the node
Is there any additional storage?	Garage, under pool storage
Where is the Laundry/Clothes line located?	Ground floor
Pool – Heated? Salt/Chlorinated	Solar Heated / Salt Water
Additional Features:	Bottle gas x 2 Bbq gas connection Electric hot water European appliances Substantial under storage pool Ducted aircon only 12 months warranty 5 Jamco surround sound Alarm system Media room 2 x 30,000 litre water tanks Irrigation system on a timer - services whole garden and outdoor taps. Blackbutt flooring Data cables in each room

Local services

Nearest schools & catchment	Terrigal Primary - 2.4km Terrigal High School - 3.7km Central Coast Grammar - 5km
Distance to the beach	450m
Distance to the Motorway	18km
Distance to Train Station	12.5km
Distance to Shops	7km

* 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.