



Villa 3, 6 Koribah Avenue, Lake Cathie



## First Property ?

Wonderful cute Villa ideal for a first home buyer, mature couple or ideal investment. Fully renovated to include modern kitchen and bathroom. New floating hybrid flooring to living areas with carpet to bedrooms. New security screen doors front and rear. Solar panels. Both bedrooms have built-in wardrobes. Private rear courtyard. Carport and storage garden shed. Super location within easy level 500/600 m walk to beach, close to neighbourhood shops and Lake Cathie Bowling Club. Rates (approx.) \$2,600 pa; Strata fees (approx) \$700 pq.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must rely on their own enquiries.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

 2  1  1  103 m2

<b>Price</b>	\$470,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1881
<b>Land Area</b>	103 m2
<b>Floor Area</b>	43 m2

## Agent Details

Keith Cramp - 0418 633 098

## Office Details

Lake Cathie Bonny Hills Real Estate  
SHOP 6 1609 Ocean Dr Lake Cathie  
NSW 2445 Australia  
02 6585 5777

