






175 Park Avenue, Kotara

IMMACULATE FAMILY FRIENDLY HOME

The single level floor plan presents an ideal family home showcasing a highly functional open plan design that enjoys an abundance of natural light along with a choice of living spaces and striking Cypress timber flooring throughout.

- Three bedrooms, two of the three bedrooms are appointed with built-in robes
- Modern, open plan kitchen with gas cooktop, glass canopy rangehood, electric oven and stainless steel dishwasher
- Dining room and lounge room both in natural light
- Spacious rear family room
- Central bathroom with a separate w/c
- Single garage and single carport at rear
- Internal European laundry
- Large linen and storage cupboards
- Two split system air conditioners and gas heating provide seasonal comfort
- Spacious landscaped backyard with paved entertaining area
- Easy walking distance to Westfield Kotara and the popular Joslin Street shops
- Zoned for renowned Kotara South Public and Kotara High Schools

3  1  2 

FOR RENT

Please Call

AGENTS

Emily Cosgrove
emily.cosgrove@ljhooker.com.au

Emily Cosgrove
emily.cosgrove@ljhooker.com.au

AGENCY

LJ Hooker Warners Bay
(02) 4915 3800

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

APPLY THROUGH THE BELOW LINK TODAY!

[https://app.tenantoptions.com.au/apply_link?
agent_uid=fc96c2d1-8092-4856-8b5e-e8d302ba0cce&full_address=
175+Park+Avenue%2C+Kotara%2C+NSW%2C+2289](https://app.tenantoptions.com.au/apply_link?agent_uid=fc96c2d1-8092-4856-8b5e-e8d302ba0cce&full_address=175+Park+Avenue%2C+Kotara%2C+NSW%2C+2289)

MORE DETAILS

Property ID	ZD8HN8
Property Type	House
Including	Air Conditioning Toilets (1) Dishwasher Built-in-Robes Close to Schools Close to Shops Close to Transport Dining room Fenced Backyard Lounge

Emily Cosgrove

| emily.cosgrove@ljhooker.com.au

Emily Cosgrove

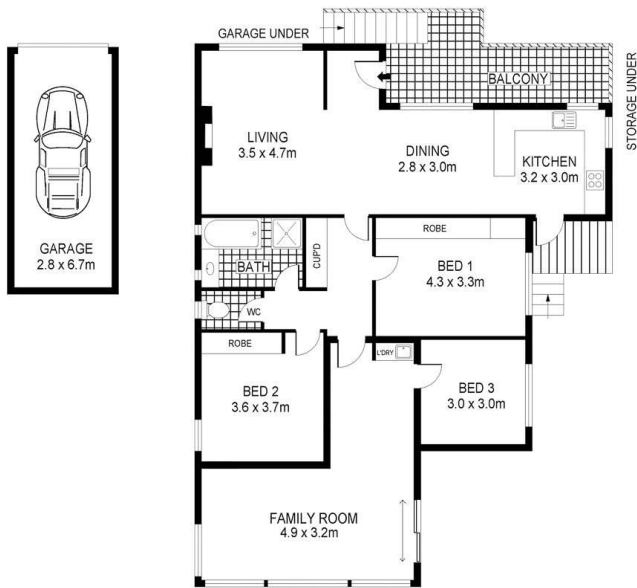
| emily.cosgrove@ljhooker.com.au

LJ Hooker Warners Bay (02) 4915 3800

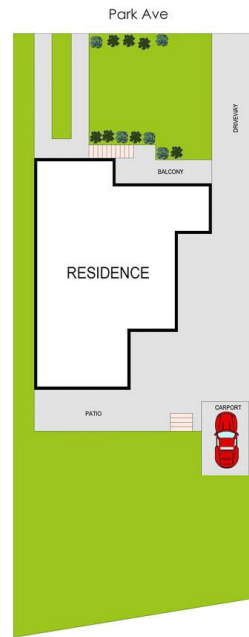
Shop 12, 240-260 Hillsborough Rd, WARNERS BAY NSW 2282
warnersbay.ljhooker.com.au | warnersbay@ljhooker.com.au



All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Floor Plan
Total Internal Floor Area: 149 sqm



Site Plan
Not to Scale



Measurements and direction of north are approximate and are to be used as a guide only.

LJ Hooker 175 Park Ave.,
Kotara