



16 Park Avenue, Cundletown

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## First Home Buyer & Family Favourite in the Heart of Cundletown

Perfectly positioned in the sought-after village of Cundletown, this solid brick and tile home offers comfortable, easy living with all the features first-home buyers and families are looking for. Set on a flat 560 sqm block, the property combines updated interiors with a practical layout and plenty of outdoor space.

Inside, you'll find three bedrooms plus a versatile sunroom, ideal for use as a second living area, playroom, or home office. The freshly renovated bathroom impresses with floor-to-ceiling grey and white tiles, a niche for both shower and bath, stylish black fixtures, and a sleek vanity. Updated vinyl plank flooring flows throughout the home, while charcoal coloured carpet adds warmth to the bedrooms. Each bedroom is fitted with a ceiling fan, and the master also includes reverse-cycle air conditioning and a built-in wardrobe.

The contemporary galley-style kitchen is both functional and stylish, featuring stainless steel appliances, black tapware, a stone benchtop with waterfall end, and an adjoining dining area. The spacious lounge room offers plenty of room for relaxing, complete with ceiling fan and

**FOR SALE**

Please Call

**AGENTS**

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**AGENCY**

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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**

air conditioning for year-round comfort.

Outdoors, the covered front patio provides a welcoming spot to enjoy your morning coffee, while the fully fenced backyard is ideal for kids and pets. There's ample parking with two garages and a carport, plus side access through one of the garages to the backyard. A garden shed adds extra storage, and the low-maintenance yard means more time to enjoy the relaxed Cundletown lifestyle.

Conveniently located just 950 m from the local shops and approximately 1.2 km from the picturesque Manning River, this home is within easy reach of everyday essentials and natural attractions. Everything you need is nearby, Victoria Park, Takeaway & General Store, Bottle Shop, Butcher, Post Office, and Service Station and with the Pacific Highway only 1.4 km away, travel North or South along the Mid North Coast couldn't be easier.

This is a wonderful opportunity to secure a well-presented home in a welcoming community. Don't miss your chance to make 16 Park Avenue yours! We invite you to attend one of our upcoming open homes or contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further information.

Disclaimer: All information provided has been sourced from relevant third-party providers. While we strive for accuracy, we do not guarantee its correctness and make no warranties regarding the information supplied. Interested parties are advised to conduct their own investigations.

## MORE DETAILS

Property ID	1RN2F7G
Property Type	House
Land Area	560 m2
Including	Air Conditioning Toilets (1) Dishwasher Built-in-Robes Secure Parking Fully Fenced

### Justin Atkins 0417 955 176

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