



30 Park Avenue, Cundletown

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## Four Bedroom Brick Home in the Ever-Popular Cundletown Location

**FOR SALE**  
Offers Invited

### AGENTS

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### AGENCY

LJ Hooker Taree  
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Set along the quiet stretch of Park Avenue in the back streets of Cundletown, this solid brick and tile home offers a reliable investment in a popular and highly sought after area. Neatly maintained and well-presented, it sits in a location known for long-term appeal and ease of day-to-day living.

Currently leased at \$505 per week, it provides secure income for an investor from the outset or the opportunity for a family to move and settle in after the lease expires (September 2026).

Let's take a closer look at the key features of the property...

- A spacious family home framed by established gardens, offering a welcoming and tidy street presence
- Covered tiled patio extends across the front of the house, creating a comfortable place to relax and take in the garden surrounds
- Four bedrooms in total, each with ceiling fans, and three appointed with built-in wardrobes
- A versatile sunroom sits at the rear of the home, offering access to the internal laundry room and a door leading directly out to the

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.



- backyard
- The kitchen is tidy and well laid out, featuring an upright stove and overhead cupboards for practical storage
- Adjoining the kitchen is a dining space that flows out to the lounge room area
- A generous size lounge room with air conditioning provides a comfortable space to relax, with sliding doors allowing you to close off the entryway and hallway when needed
- Completely updated bathroom in contemporary grey and white tones, with floor-to-ceiling tiling, shower, bath, and vanity, plus a separate toilet for added practicality and convenience
- Low maintenance 562 sqm block with secure fencing, providing privacy and space for outdoor living and activities
- Side access leads to a single lock-up garage, with a garden shed conveniently located in the rear yard for additional storage
- Convenient for families, with Cundletown Primary School just a 500m walk away, local sports fields 400 m from the property, and Manning Valley Anglican College only 600m.

This home enjoys a prime position just 850m from the local shops and approximately 1.1 km from the beautiful Manning River. Perfectly placed to take full advantage of everything this village has to offer, it provides convenient access to local amenities and natural attractions. Within a 1.2km radius, you'll find Victoria Park, the local Takeaway & General Store, Bottle Shop, Butcher, Post Office and Service Station. Plus, with the Pacific Highway only 1.5 km away, it's easy to explore the Mid North Coast, heading North or South with ease.

Positioned in the ever-popular area of Cundletown, 30 Park Avenue is a standout property likely to attract strong interest. For further information or to arrange a viewing, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

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Please Note: Photographs have been edited to remove furniture and personal belongings owned exclusively by the tenant.

## MORE DETAILS

Property ID	1RMYF7G
Property Type	House
Land Area	562 m2
Including	Air Conditioning Toilets (1) Built-in-Robes Secure Parking Fully Fenced

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