



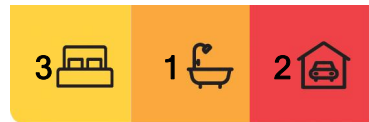
## Erina, 3 Kuburra Road

### Easy Living in Convenient Location

Positioned on a sun drenched 557sqm block in a quiet cul de sac, awaits this three bedroom brick and tile family home.

Providing a light filled floor plan and the opportunity to create your, own finishing touches, the property features:

- \* Open plan living and dining with air conditioning
- \* Kitchen with gas cooktop, dishwasher, ample bench and cupboard space
- \* Three bedrooms, two with built in robes
- \* Family bathroom with bath tub
- \* Fully fenced, level yard with garden shed
- \* Double carport and well established, low maintenance gardens to the front and rear of the home
- \* Granny flat potential (STCA)



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/2AZTF62](http://ljhooker.com.au/2AZTF62)

**Contact**  
**Nicholas Cusick**  
0419 436 679  
[ncusick.gosford@ljhooker.com.au](mailto:ncusick.gosford@ljhooker.com.au)



**LJ Hooker Gosford**  
**(02) 4324 1234**

**Disclaimer:** 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.

The property is positioned just minutes Erina Fair shopping centre, private and public schools, parkland, waterways and is only a short drive to Gosford CBD, railway station and popular local beaches.

Contact Nicholas Cusick, for more information 0419 436 679.

Council Rates: \$1,818.85pa approx.

Water Rates: \$729.12pa approx. + usage

## More About this Property

<b>Property ID</b>	2AZTF62
<b>Property Type</b>	House
<b>Land Area</b>	557.33 m <sup>2</sup>
<b>Including</b>	Close to Schools Close to Shops Close to Transport Close to beach

**Nicholas Cusick 0419 436 679**

Company Principal/Licensee In Charge | [ncusick.gosford@ljhooker.com.au](mailto:ncusick.gosford@ljhooker.com.au)

**LJ Hooker Gosford (02) 4324 1234**

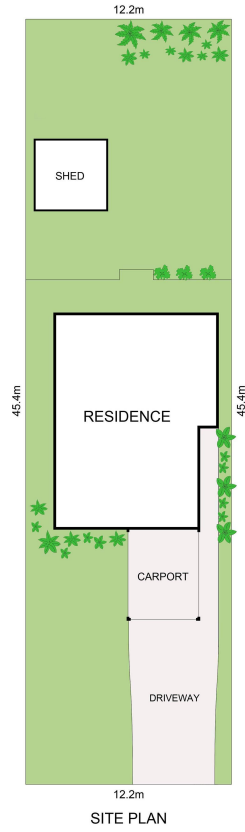
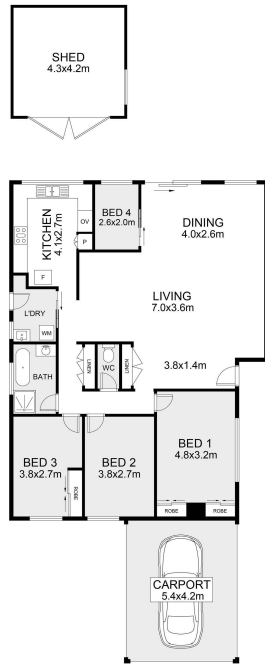
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### 3 Kuburra Road, Erina

Scale in metres. Indicative only. Measurements and dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

