






1/9 Jennie Cox Close, Erina

2  1  1 

## Immaculate Townhouse Offering Lifestyle & Convenience in a Boutique Setting

Immaculately presented and generously proportioned, this two-bedroom townhouse is quietly positioned at the rear of a boutique collection. Enjoying an unbeatable location within walking distance of the shops, restaurants, and vibrant hub of Erina Fair, it offers a light-filled contemporary design with effortless convenience-ideal for investors, first home buyers, or downsizers.

- Stylish kitchen featuring quality stainless steel appliances, mirrored splashback, dishwasher, and ample storage
- Bright open-plan living and dining areas flowing seamlessly to a private grassed yard with a peaceful, leafy outlook
- Two spacious bedrooms, each with built-in robes and direct access to the main bathroom
- Immaculate original bathroom with separate bathtub
- Remote single lock-up garage with internal access
- Additional features include an internal laundry with second toilet, excellent storage, and a fully fenced yard
- Pet-friendly complex (subject to body corporate approval)

Prime location with easy access to public transport, Gosford Train

**FOR SALE**  
\$730,000

### AGENTS

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### AGENCY

LJ Hooker Terrigal  
(02) 4385 8444

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**

Station, and the M1 motorway

## MORE DETAILS

Property ID 1H6ZGC1  
Property Type Townhouse  
House Size 143 m2  
Including Dishwasher  
Built-in-Robes  
Close to Schools  
Close to Shops  
Close to Transport  
Garage  
Internal Laundry

**Matthew Farrugia 0403 661 499**

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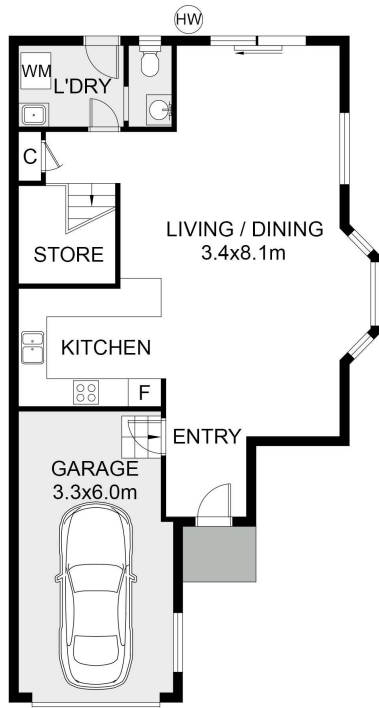
**LJ Hooker Terrigal (02) 4385 8444**

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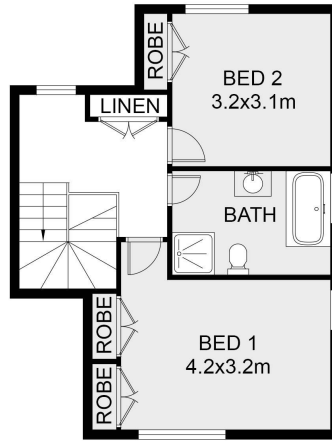


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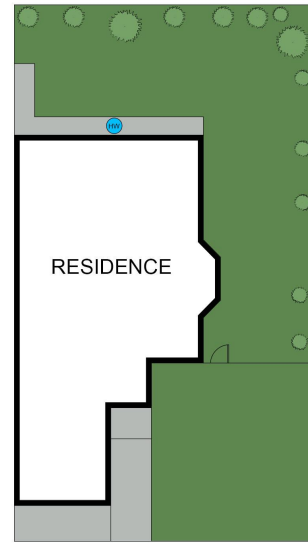
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GROUND FLOOR



FIRST FLOOR



SITE PLAN

Scale in meter. Indicative  
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