



## Gorokan, 9 Joy Street

Great Location With Potential Plus!!

Positioned high on the hill, the location is brilliant! A fantastic single level home, set on a generous 594sqm block with lake glimpses, makes this home prime real estate in a highly sought-after position.

Offering 2 double bedrooms equipped with built-in robes, plus large study perfect for the home office. A big eat in kitchen with ample storage and bench space, perfect for entertaining guests. Modern bathroom with bath and separate shower, extra toilet in laundry.

Outside, you will enjoy covered entertaining, oversized garage, and single carport. Extra bonuses are good side access, solar panels and solar hot water.

This versatile property is ideal for a multitude of buyers, including first home buyers, investors, or downsizers. You may even like to explore the option of a separate granny flat (STCA), either way this property is loaded with potential and worth your immediate attention.

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**For Sale**  
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**(02) 4390 5555**



- Generous 594sqm level block with glimpses to the lake
- 2 double bedrooms with built-in robes
- Covered entertaining area
- Solar panels and solar hot water
- Oversized garage + carport
- Potential for Granny Flat (STCA)

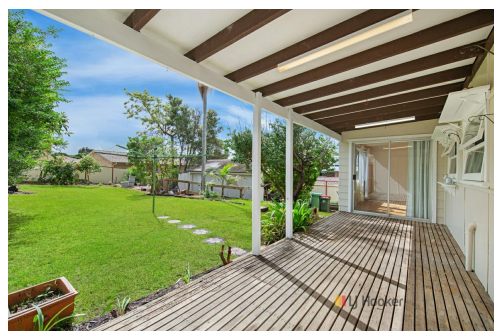
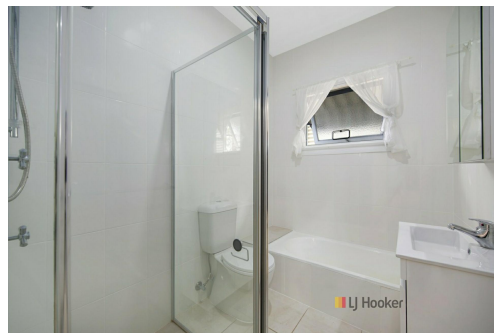
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## More About this Property

Property ID	MZ0HPC
Property Type	House
Land Area	594.4 m²
Including	Study Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels Solar Hot Water big eat inkitchen modern bathroom with bath & separate shower oversize garager

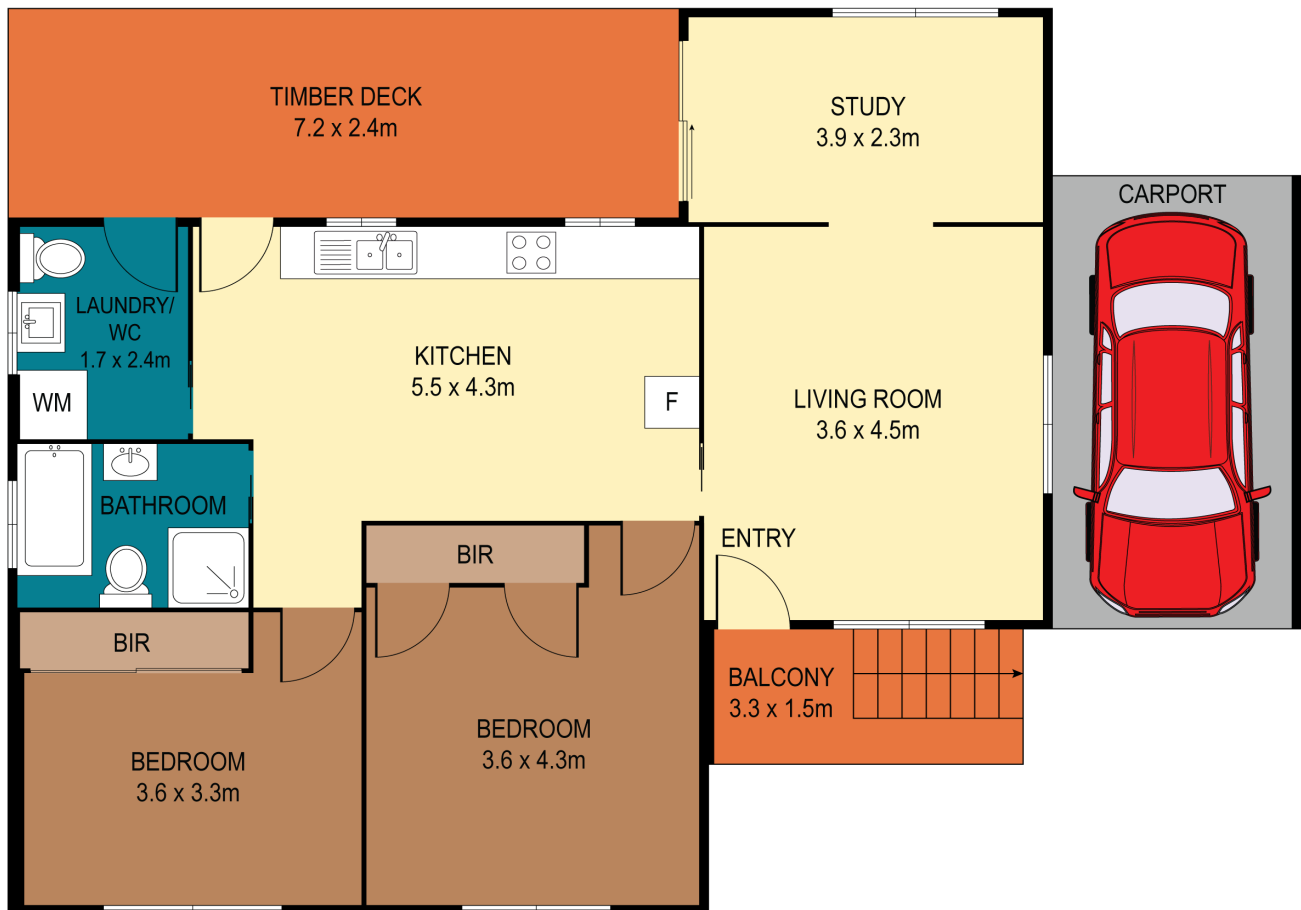
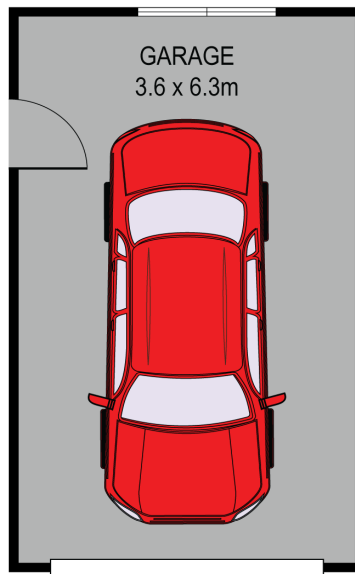
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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