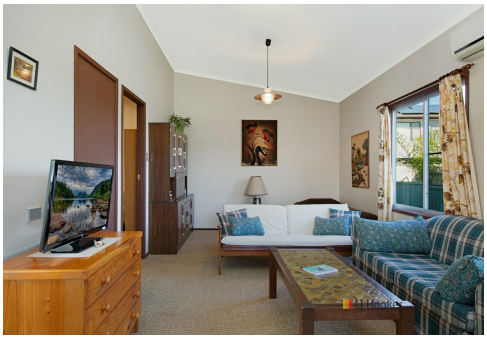

Kanwal, 31 Rolfe Avenue

Perfect Starter Home or Investment!

1 | 1 | 2

For Sale
$619,000

View
By Appointment

Contact
William Davies
0422 082 993
wdavies.budgewoi@ljhooker.com.au
Damian Montgomery
0414 856 932
dmontgomery.budgewoi@ljhooker.com.au

Tucked away in the welcoming suburb of Kanwal, this charming one-bedroom cottage is the ideal opportunity for first home buyers, investors or those looking to downsize.

Full of warmth and character, this home offers a comfortable and functional layout with a neat kitchen, open living and dining space, bedroom with built in robe and air conditioning. The property also includes a secure lock-up garage and carport, providing peace of mind and extra storage. With just the right amount of space to make your own, it's a blank canvas ready for your personal touch.

There is also plenty of opportunity for future expansion with the property being set at the back of the level block providing ample space for possible extension or development (STCA).

Located just a short drive from Wyong Hospital, public and high schools, sporting grounds,

LJ Hooker Budgewoi | Toukley
(02) 4390 5555

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and public transport, this home delivers convenience in a peaceful setting. This is a rare chance to secure a home with heart and potential.

Don't miss your opportunity to enter the market with confidence. this one won't last long! Contact William Davies on 0422 082 993 to arrange your private inspection.

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More About this Property

Property ID	N61HPC
Property Type	House
Land Area	486 m2
Including	Air Conditioning Toilets (1) Built-in-Robes Secure Parking

William Davies 0422 082 993
Sales â€“ Licensed Agent | wdavies.budgewoi@ljhooker.com.au
Damian Montgomery 0414 856 932
Principal, Licensed Agent, JP | dmontgomery.budgewoi@ljhooker.com.au

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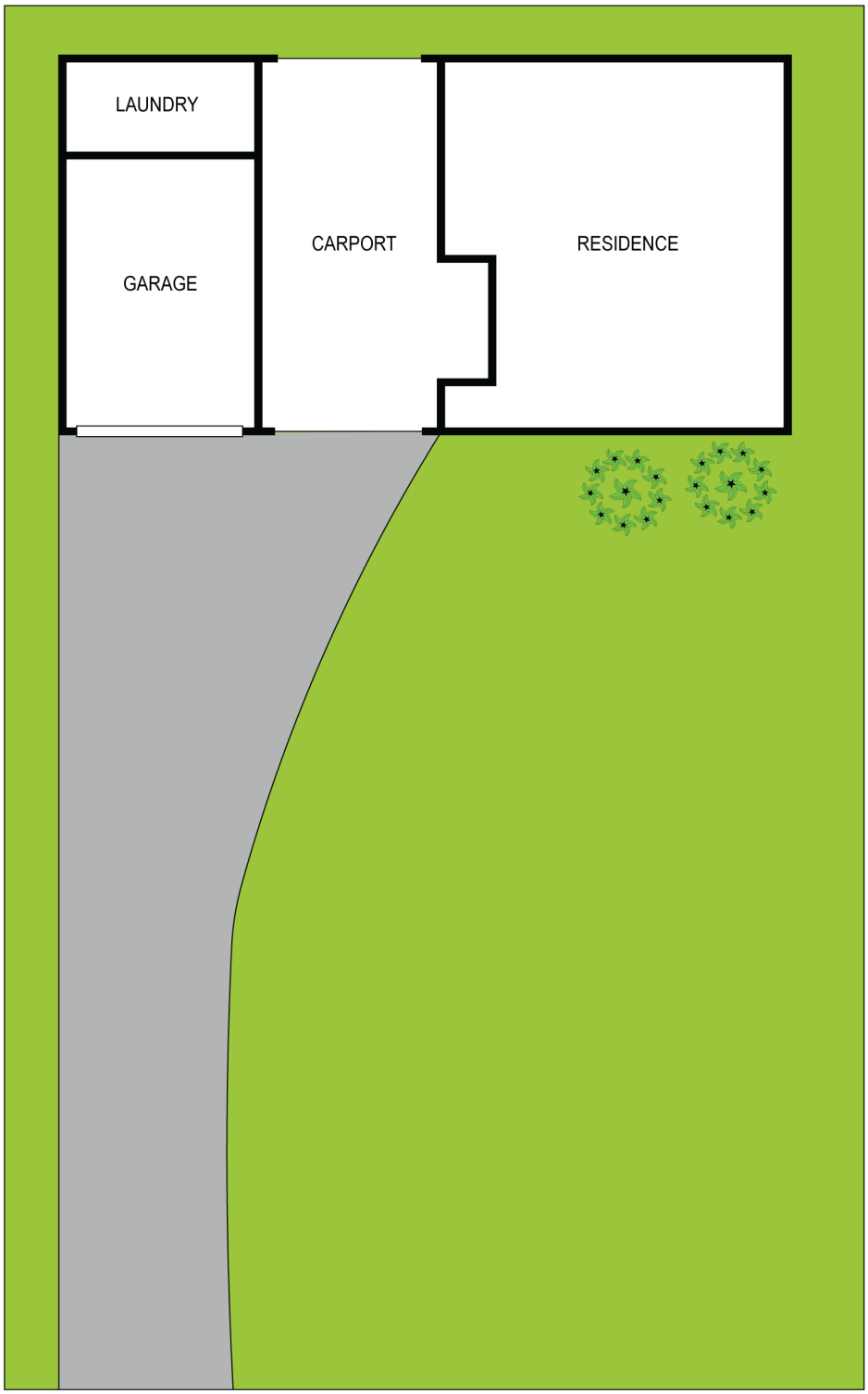

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein
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