



## Kincumber, 2 Boora Boora Road

Charming Family Home in a Central and Convenient Location

Nestled in the bush in a central and convenient location, this spacious split-level residence would make an ideal family home or investment opportunity with a current rental appraisal of \$800 - \$850 p/w.

Thoughtfully zoned to maximise space and privacy, you'll find two spacious living areas, 3 bathrooms, 4 generous bedrooms, and a modern entertainers' kitchen set across three levels. Outside, a fully-fenced backyard and courtyard surrounded by bushland provides the perfect place for children and pets to play safely.

With Kincumber Village shopping centre and the popular waterfront walking track that takes you to Saratoga and Davistown both just a short stroll away, you couldn't ask for a more convenient or family-friendly location to call home and enjoy the idyllic Central Coast lifestyle.



**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.



**For Sale**  
Contact Agent

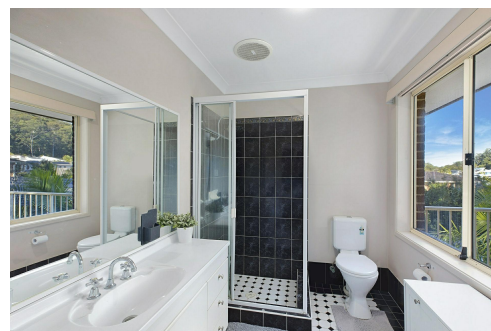
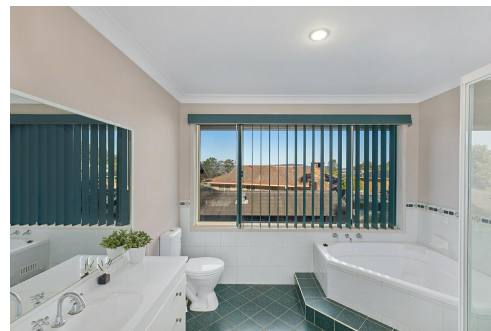
**View**  
By Appointment

**Contact**  
**Charles Betar**  
0414 017 047  
charles.betar@ljhooker.com.au

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

### Key features

- Spacious split-level 4-bedroom home on a large 659sqm block
- 4 generous bedrooms all with built-in robes. Master bedroom boasts private ensuite and balcony with sweeping views
- 3 bathrooms, including downstairs powder room
- Separate study that could be utilised as a 5th bedroom
- Renovated kitchen with island bench, stone benchtops, large freestanding 6 burner gas cooker and dishwasher
- Fully-fenced yard with a large level lawn —ideal for kids and pets!
- Ducted aircon and wood-burning fireplace in downstairs living area
- Double lock-up garage with internal access. Additional off-street parking in driveway and space for caravan, trailer or boat in carport
- Close to sought-after schools, shops, sportsgrounds and parks and local ammenties
- 10-minute drive to Avoca, Copacabana and MacMasters beaches
- 10-minute drive to Erina Fair shopping centre and just 15-minutes to Gosford Station



## More About this Property

<b>Property ID</b>	1H7HGC1
<b>Property Type</b>	House
<b>Land Area</b>	659 m2
<b>Including</b>	Ensuite Study Air Conditioning Toilets (1) Built-in-Robes Area Views Car Parking - Surface Carpeted Carport Close to Schools Close to Shops

**Charles Betar 0414 017 047**

Sales Specialist - LREA | [charles.betar@ljhooker.com.au](mailto:charles.betar@ljhooker.com.au)

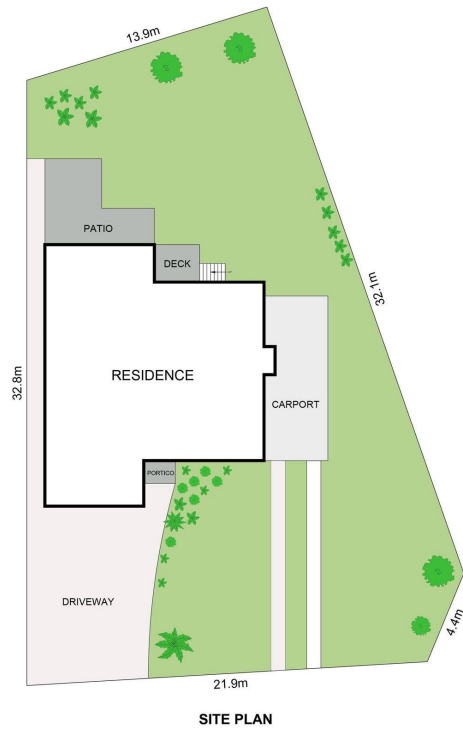
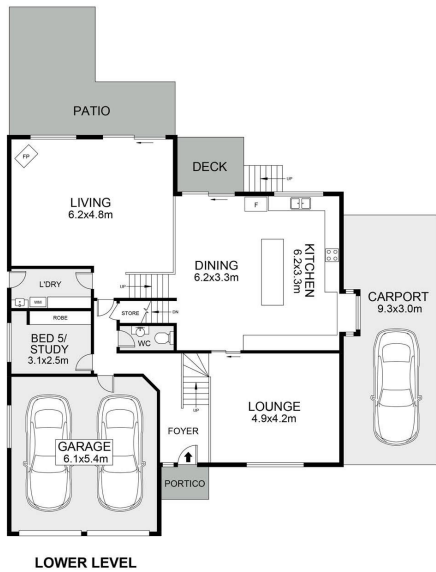
**LJ Hooker Terrigal (02) 4385 8444**

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## 2 Boora Boora Close, Kincumber

Scale in metres. Indicative only. Measurements and dimensions are approximate.  
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INT : 218m<sup>2</sup>  
 EXT : 74m<sup>2</sup>



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