






36 Nimbin Road, Koolewong

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Requires Extensive Renovation

If you are up for a challenge, this one is for you!

This original and rundown brick and tile property needs everything done. A full renovation to make it a home again.

The existing floorplan features; 4 bedrooms all with built ins, lounge room, combined kitchen and family area, separate dining, internal laundry, bathroom with separate toilet, additional rumpus room downstairs and single carport.

On a gently sloping 575sqm block with water views from the front deck, the home is positioned on the high side of a quiet and popular street.

The property is ideal for commuters as it is within close proximity to the M1 motorway to Sydney and Newcastle. It is just a short distance to Koolewong Railway Station with Point Clare, Tascott, Woy Woy and Gosford Stations within easy reach. The public bus services are at the end of the street.

The property is also located within close proximity to local shops, schools, restaurants, boat ramps, bike tracks and parks.

- Come with an open mind and remember it is what it is.

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

AGENTS

Simon Hayes
0423 703 062
shayes.eastgosford@ljhooker.com.au

AGENCY

LJ Hooker East Gosford
(02) 4322 5522

 **LJ Hooker**

For more information, contact Simon Hayes 0423 703 062.

Council Rates: \$1,892.20pa approx.
Water Rates: \$1,082.90pa approx. + usage

MORE DETAILS

Property ID	87NGQR
Property Type	House
Land Area	575 m2
Including	Close to Schools Close to Shops Close to Transport

Simon Hayes 0423 703 062

Licensed Real Estate Agent | shayes.eastgosford@ljhooker.com.au

LJ Hooker East Gosford (02) 4322 5522

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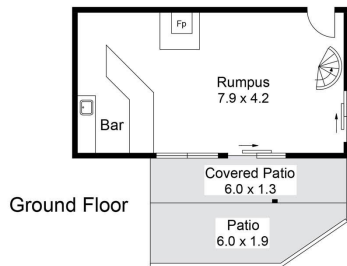


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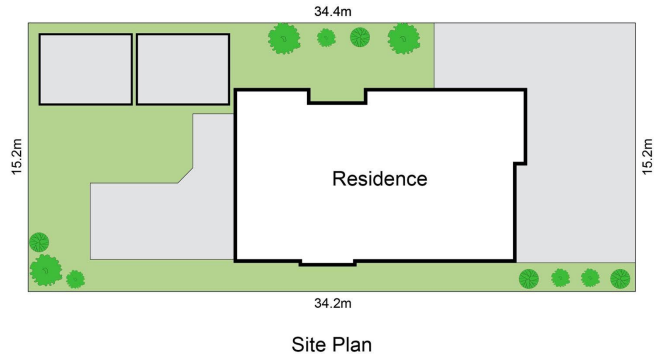




First Floor



Ground Floor



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



INT : 150m²
EXT : 18m² NOT TO SCALE

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