



9 Brushwood Circuit, Mardi

Ideal Investment Property




Currently tenanted at \$690 per week until the 17th October 2025, this property is the ideal property to add to your investment portfolio or perfect first time investment. Located on a corner block and subject to council approval, the large backyard may also suit a granny flat. Step into this beautifully designed brick and tile home, where comfort, style, and functionality come together to create the perfect sanctuary for you and your family.

Boasting 3 spacious bedrooms, the master retreat features a walk-in robe, while the others offer convenient built-in storage. A separate lounge and dining area provides the perfect place to unwind, while the open-plan kitchen flows seamlessly into a generous family room-ideal for making cherished memories.

The heart of the home, the kitchen, is a chef's dream, complete with stainless steel appliances, a gas cooktop, dishwasher, and rangehood. Year-round comfort is guaranteed with 4 split system air conditioning, keeping your home cool through the warmer months.

Plus, with a double lock-up garage, internal access and a large backyard, this home has o many wonderful features.

Situated in a highly sought-after location, this home offers easy access to well regarded local schools, Westfield Tuggerah, train station and easy access to the M1 Motorway. You are a first time investor or have an investment portfolio, this home should be on your inspection list.

3  2  2 

FOR SALE
\$890,000 to \$920,000

AGENTS

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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**

- 3 Bedrooms, main with walk-in-robe, plus built ins to others
- Separate lounge and dining room plus spacious family room
- Kitchen complete with dishwasher, gas cooktop and rangehood
- Four Split system air conditioning units
- Double garage with internal access

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Wyong does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

MORE DETAILS

Property ID	15A2FNA
Property Type	House
Land Area	556 m2

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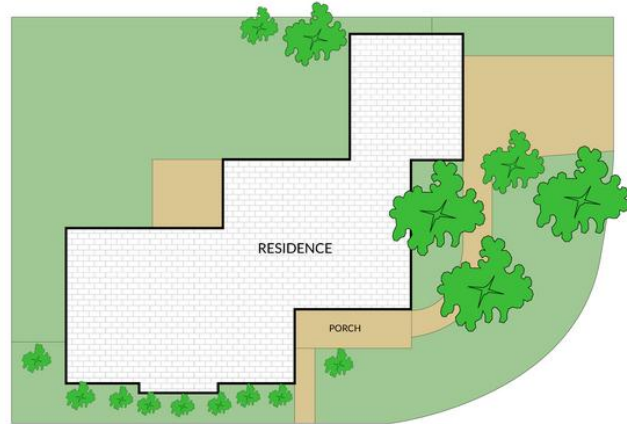


Internal 121m² External 434m² Land Size 555m²

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3 x 2 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

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