



9 Gilda Drive, Narara

3 1 1

#### FOR SALE

Please Call

#### AGENTS

Nicholas Cusick

0419 436 679

[ncusick.gosford@ljhooker.com.au](mailto:ncusick.gosford@ljhooker.com.au)

#### AGENCY

LJ Hooker East Gosford

(02) 4322 5522

This single level brick and tile home offers great convenience with all the essential amenities close by in the increasingly popular suburb of Narara. The property is ideal for a first home buyers or investors and offers opportunities to further add value over time.

Offered for sale for the first time in over 53 years, this family residence features:

- Spacious living and dining area to the front of the home
- Quality kitchen with gas cooktop, dishwasher and ample cupboard space
- Three bedrooms main with built in robe and ceiling fan
- Main family bathroom with bathtub and separate toilet
- Separate family room that flows seamlessly to the outdoor covered patio
- Reverse cycle air conditioning and ceiling fans
- Laundry room and linen press
- Large, fully fenced backyard with well established gardens
- Single, lock up garage and water tank

Positioned for ultimate convenience, this property is close to the great schools and bus stop. Also being a short drive to local train stations,

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**

Wyoming shopping village, medical facilities, Gosford CBD and waterfront. Those needing to commute will appreciate the close proximity to the M1 Motorway with easy access to Sydney and Newcastle.

This home is a must to inspect! Call Nicholas Cusick, 0419 436 679.

Council Rates: \$1,730.80pa approx.

Water Rates: \$1,109.10pa approx. + usage

## MORE DETAILS

Property ID	88CGQR
Property Type	House
Land Area	556 m2
Including	Air Conditioning
	Dishwasher
	Built-in-Robes
	Water Tank
	Breakfast bar
	Ceiling Fans
	Close to Schools
	Close to Shops
	Close to Transport
	Fenced Yard

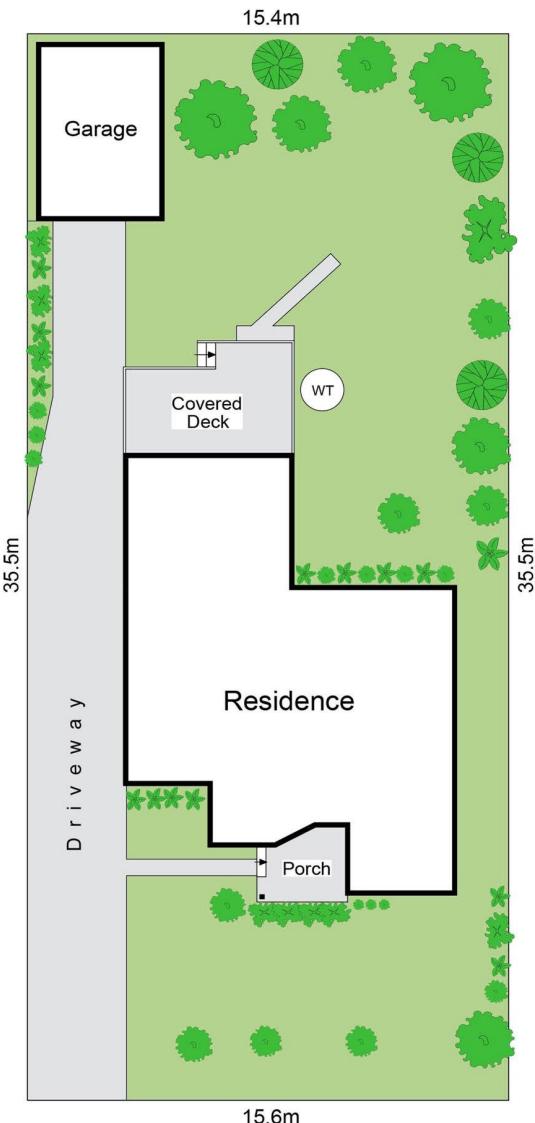
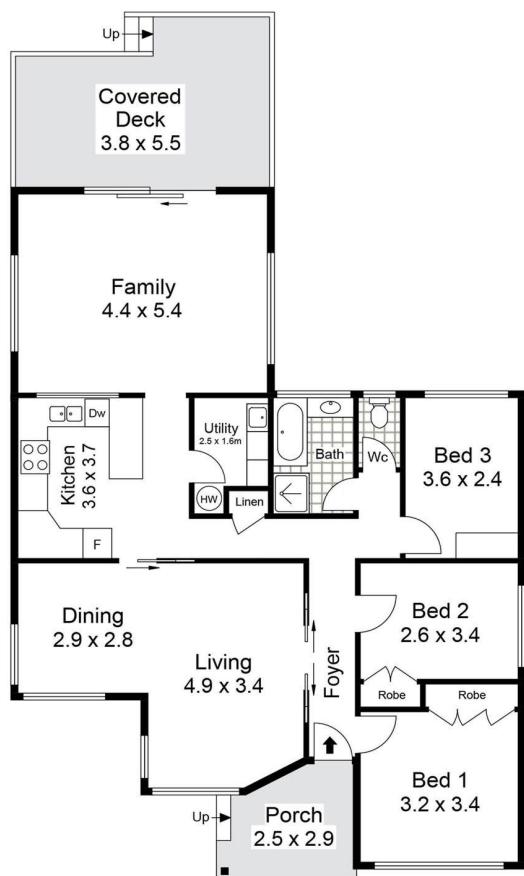
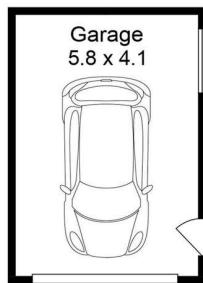


## Nicholas Cusick 0419 436 679

Company Principal - Licensee in Charge |  
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## LJ Hooker East Gosford (02) 4322 5522

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Site Plan

0 1 2 3 4 5 SCALE (METRES)

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 : 140m<sup>2</sup>  
EXT : 26m<sup>2</sup> NOT TO SCALE



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