







1/2 Cathy Crescent, Narara

3 2 2

Easy-care villa with exciting potential - no strata fees

Perfectly positioned for downsizers, first-home buyers or investors, this single-level villa offers an easy-care lifestyle with exciting scope to renovate and make it your own. Comfortable as is, it presents a fantastic blank canvas for those looking to add contemporary style and value over time.

The practical layout features generous living and dining, a functional kitchen, well-sized bedrooms and low-maintenance outdoor space. With its single-level design and minimal upkeep, it's an appealing option for those seeking a simpler lifestyle without compromising on space.

Set in a peaceful Narara location close to local amenities, transport and everyday conveniences, this is an opportunity to secure a well-positioned villa with plenty of potential.

Key features

- Single level brick villa in quiet and convenient location close to transport and shops. No strata fees
- 3 generous bedrooms, two with built-in robes

FOR SALE
$705,000

AGENTS

Harry Gray
0421 954 410
harry.gray@ljhooker.com.au

Luke Reid
0435 118 300
luke.reid@ljhooker.com.au

AGENCY

LJ Hooker Terrigal
(02) 4385 8444

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

- Main bathroom with bath, plus separate toilet for added convenience

- Well-appointed kitchen with ample storage, stainless steel appliances, dishwasher and gas cooktop

- Split system a/c and ceiling fans throughout

- Secure and low-maintenance yard with covered entertaining courtyard

- Single-car garage and off-street parking in driveway

- Close to local shops and public transport. Just an 8-minute walk to Narara Train Station

- 18-minute drive to Erina Fair shopping centre, 7-minutes to Gosford Hospital and Gosford City

Rates
Council $1,382.78 Per annum
Water $975.52 Per annum

Please note that all information herein is gathered from sources we believe to be reliable. Images, photographs, plans, drawings and maps are indicative only. LJ Hooker Terrigal makes no representation or warranty as to the accuracy of the information provided and accepts no liability for any errors or omissions. All interested parties should make and rely upon their own independent enquiries. All measurements and details are approximate and subject to change without notice.

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.

MORE DETAILS

Property ID	1J6NGC1
Property Type	Villa
House Size	84 m2
Land Area	230 m2
Including	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Garage
	Gas
	Internal Laundry
	Storage











Harry Gray 0421 954 410
Sales Associate to Matthew Farrugia | harry.gray@ljhooker.com.au
Luke Reid 0435 118 300
Sales Associate to Michael Ahearn | luke.reid@ljhooker.com.au

LJ Hooker Terrigal (02) 4385 8444
Shop 1 & 2, 1 Campbell Crescent, TERRIGAL NSW 2260
terrigal.ljhooker.com.au | terrigal@ljhooker.com.au

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.

1/2 Cathy Crescent, Narara



FLOOR PLAN



SITE PLAN

Scale in meter. Indicative only. Measurement and dimensions are approximate.
All information contained herein is gathered from source we believe to be reliable.
However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

LJ Hooker

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