

Narara, 8/35A Hanlan Street

Stunning Three Bedroom Villa in a Prime Location - A Must See Opportunity!

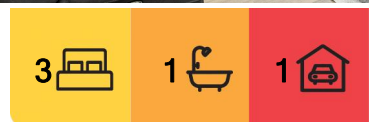
Nestled privately within a small, well maintained complex, this immaculate three bedroom villa offers a perfect blend of modern living, convenience, and comfort. Whether you're a first time homebuyer, downsizer, or savvy investor, this home is ready to move into and enjoy.

Key Features:

- * Open Plan Living: Enjoy a spacious and light filled living area that creates a welcoming atmosphere for both relaxation and entertaining
- * Neat & Functional Kitchen: Featuring easy to use appliances and ample storage, this kitchen is perfect for everyday cooking
- * Renovated Bathroom & Laundry: The sleek, modern bathroom and laundry have been beautifully updated, with the added convenience of a second toilet in the laundry



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
ljhooker.com.au/857GQR

Contact
Scott Phillips
0419 290 030
sphillips.eastgosford@ljhooker.com.au

LJ Hooker East Gosford
(02) 4322 5522

- * New Hybrid Flooring: Fresh, contemporary flooring throughout enhances the overall feel of the villa.
- * Seamless Indoor/Outdoor Living: Direct access from the living area to the rear courtyard with a covered alfresco area - perfect for relaxing or entertaining in your private outdoor space
- * Sustainable Features: Equipped with a 2.2Kw solar system, gas cooking, and hot water for added energy efficiency and convenience
- * Attic Storage Space: Additional storage options to help keep your living spaces tidy and organized
- * Single Auto Lock up Garage: With internal access for added security and convenience

Location Highlights:

- * Superb Accessibility: Just a short walk to the bus stop, train station, and local schools, making daily commuting a breeze
- * Close to Essential Amenities: Only a short drive to the Gosford waterfront, shopping centers, hospitals, and easy access to the M1 motorway
- * Ideal for All Buyers: This home presents a fantastic opportunity for first time buyers, downsizers, and investors alike

Don't miss your chance to own this beautifully presented property.
Contact Scott Phillips on 0419 290 030 to learn more!

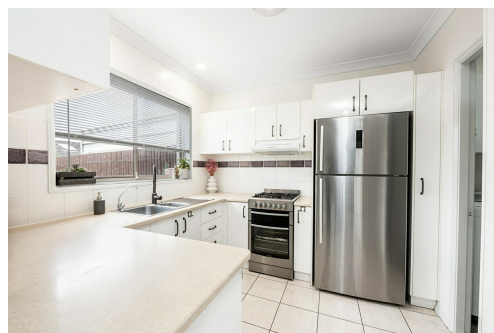
Strata Levies: \$751.10pq approx.
Council Rates: \$1,092.76pa approx.
Water Rates: \$1,065.49pa approx. + usage

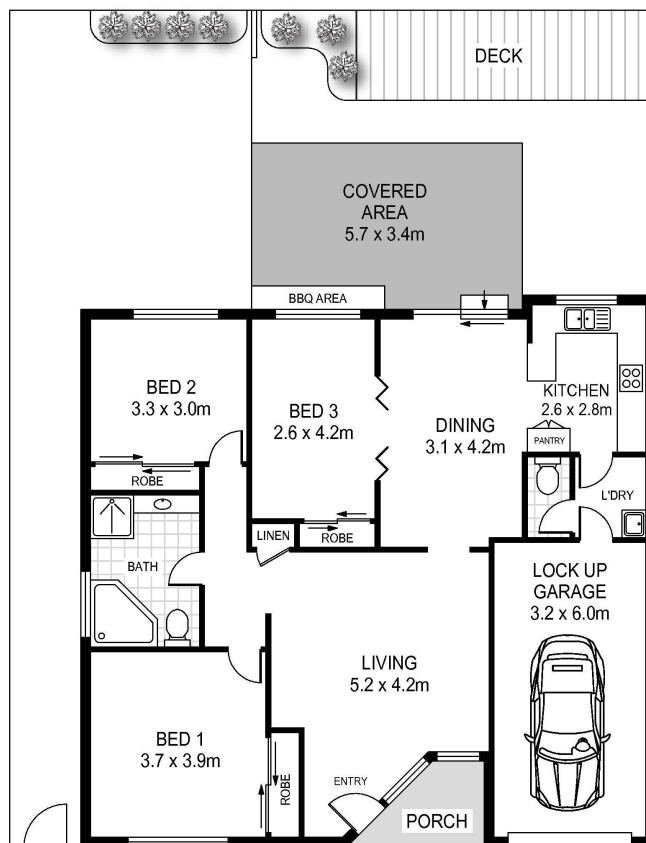
More About this Property

Property ID	857GQR
Property Type	Villa
Including	Close to Schools Close to Shops Close to Transport

Scott Phillips 0419 290 030
Licensed Real Estate Agent | sphillips.eastgosford@ljhooker.com.au

LJ Hooker East Gosford (02) 4322 5522
Suite 5 & 6 Victoria Court, 36-40 Victoria Street, EAST GOSFORD NSW 2250
eastgosford@ljhooker.com.au | eastgosford@ljhooker.com.au





LJ Hooker



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 : 192m²



8/35 Hanlan Street South, Narara

LJ Hooker

LJ Hooker East Gosford
(02) 4322 5522

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.