



3b Cristina Avenue, Niagara Park




## Character & Charm With Modern Style

This single level charismatic home offers great convenience with all the essential amenities close by in the increasingly popular suburb of Niagara Park.

The property is ideal for first home buyers or investors and offers opportunities to further add value over time.

Situated on a leafy 565sqm block, this family residence features:

- Spacious lounge and dining room with reverse cycle air conditioning
- Separate kitchen with electric appliances, ample bench and cupboard space
- Three bedrooms, two with built in robes and ceiling fans, third with private balcony
- Modern bathroom, with bathtub and separate toilet
- European style laundry, additional cupboard space, timber floorboards
- Outdoor patio, separate covered porch, fully fenced yard with well established gardens
- Single garage, off street parking and garden shed

3  1  1 

**FOR SALE**  
\$740,000 - \$770,000

### AGENTS

Nicholas Cusick  
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Mark Whybrow  
0412 994 707  
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### AGENCY

LJ Hooker East Gosford  
(02) 4322 5522

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**

Positioned for ultimate ease, this property is close to great schools, train station and bus stop. Also being a short drive to Wyoming shopping village, medical facilities, Gosford CBD, Lisarow Plaza, 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: \$1,560.80pa approx.

Water Rates: \$1,047.41pa approx. + usage

## MORE DETAILS

Property ID	85SGQR
Property Type	House
Land Area	565 m2

### Nicholas Cusick 0419 436 679

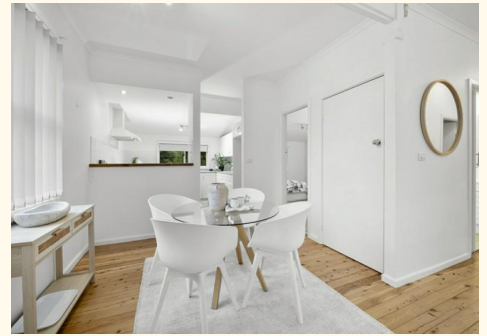
Company Principal - Licensee in Charge |  
ncusick.gosford@ljhooker.com.au

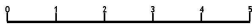
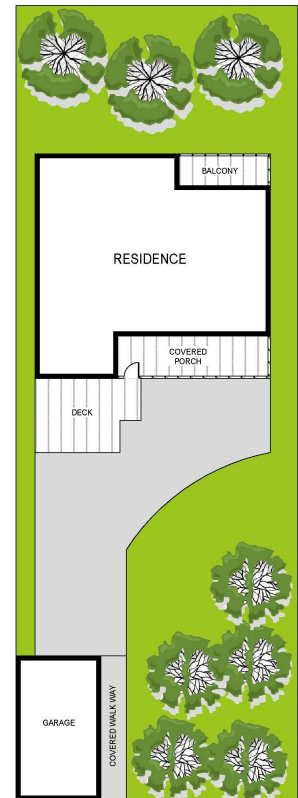
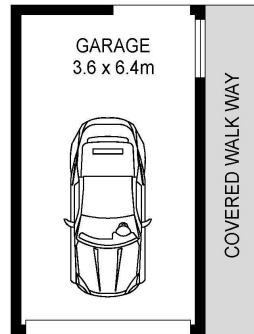
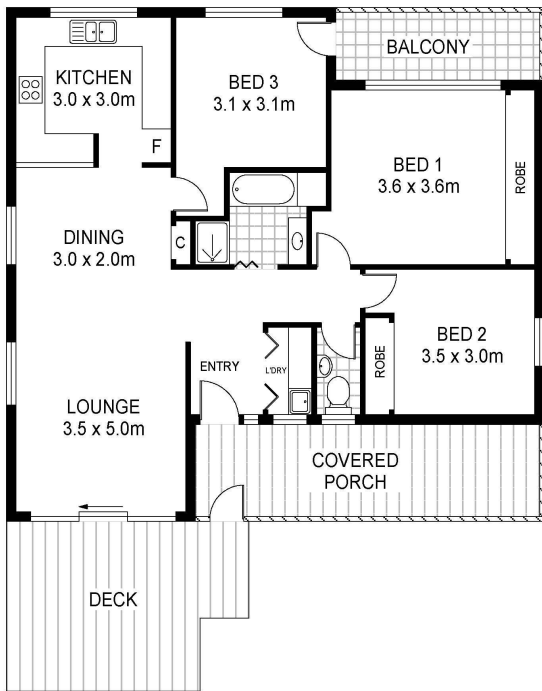
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 88m<sup>2</sup>



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