

2/6 Tallowood Crescent, Ourimbah

3 2 1

## The Perfect Duplex for First Home Buyer, Investor, Downsizer Alike, No Strata Fees!

Just moments from all amenities, this oversized duplex is perfect for any buyer, lots of natural sunlight, leafy privacy & quiet address. The home has been freshly painted throughout, brand new carpet with split system air conditioning.

- Single level layout, large separate lounge & dining rooms
- North to rear covered entertaining pergola & level lawns
- Tidy kitchen with gas cooktop adjoining generous dining room
- Three bedrooms, primary with ensuite & second has ensuite like access
- Two way family bathroom featuring separate bath, shower & WC
- Air conditioning, large laundry, brand new carpet & freshly painted throughout
- Short walk to Cutrock Park, leafy location & garden shed
- Extremely low maintenance block, ideal 392sqm parcel of land
- Single carport with heaps of off street parking, central location
- Close to Westfield Tuggerah, Uni, quality local schools, transport & M1

Council Rates: \$1,226.87pa approx.

**FOR SALE**  
Contact Agent

### AGENTS

Mark Whybrow  
0412 994 707  
mwhybrow.gosford@ljhooker.com.au

### 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.



Water Rates: \$1,099.08pa approx. + usage

## MORE DETAILS

Property ID	879GQR
Property Type	DuplexSemi-detached
Land Area	392 m2
Including	Close to Schools Close to Shops Close to Transport

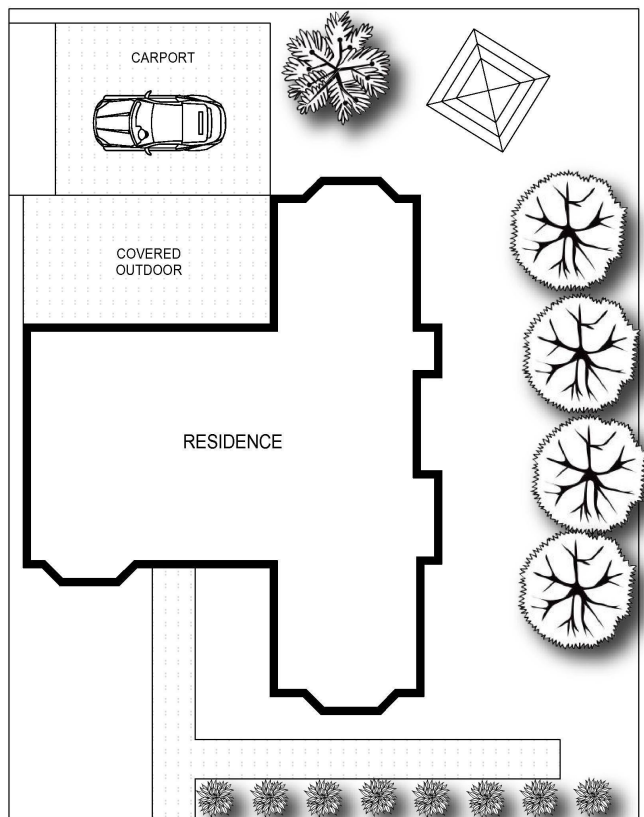
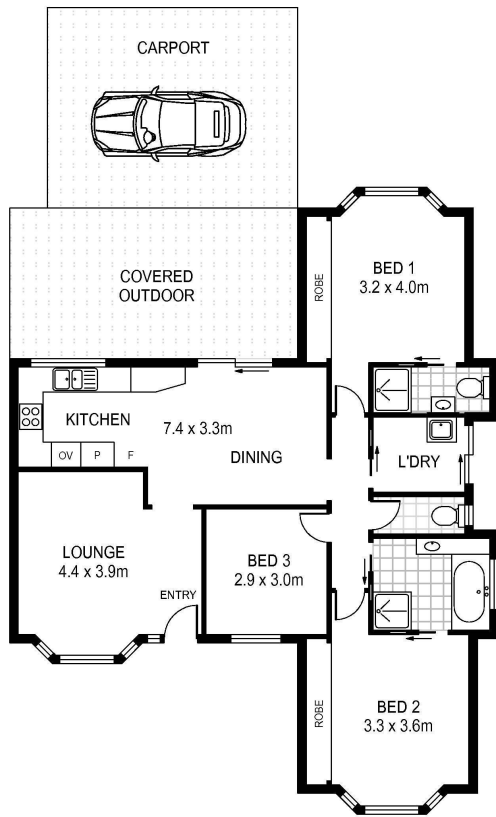
### Mark Whybrow 0412 994 707

Licensed Real Estate Agent | Director Whybrow Real Estate Pty Ltd |  
mwhybrow.gosford@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





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 : 101m<sup>2</sup>

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