



**Sold**



39 Katoomba Avenue, San Remo

## Savvy Investment or Perfect 1st Home

Positioned in the heart of San Remo is this unmissable opportunity for 1st home buyers or astute investors.

Set on a 575sqm block, the red brick and tile home features 3 bedrooms all with built in robes, spacious living room, open kitchen and dining, air conditioning, solar panels, laundry with separate toilet and drive through garage.

There is plenty of space outside with the large backyard containing an above ground pool (needs work or removal) and covered entertaining, 2 garden sheds and a BBQ area perfect for hosting friends and family.

The property is located conveniently in close proximity to local schools, shops, boat ramp and M1 Motorway and won't last long on the market so get in quick! Contact William Davies on 0422 082 993 to organise an inspection.

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### FOR SALE

Please Call

### AGENTS

Damian Montgomery  
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dmontgomery.budgewoi@ljhooker.com.au

William Davies  
0422 082 993  
wdavies.budgewoi@ljhooker.com.au

### AGENCY

LJ Hooker Budgewoi | Toukley  
(02) 4390 5555

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does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

## MORE DETAILS

Property ID	ND6HPC
Property Type	House
Land Area	575 m2
Including	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels

### **Damian Montgomery 0414 856 932**

Principal, Licensed Agent, JP |  
dmontgomery.budgewoi@ljhooker.com.au

### **William Davies 0422 082 993**

Sales " Licensed Agent | wdavies.budgewoi@ljhooker.com.au

### **LJ Hooker Budgewoi | Toukley (02) 4390 5555**

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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

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