






12 Murrumbooe Place, Tascott

6  3  2 

Two Houses - One Title - Renovations Required

When an opportunity like this is presented featuring two fully equipped dwellings on the same block, you will be hard pressed to find a better investment opportunity.

The flexibility that this block offers is perfect for an investor looking for dual income property, the extended family or those looking for a home with a separate income.

The properties feature:

Residence 12a

- Single level residence
- Open living and dining area with direct access to the front deck
- Original kitchen with electric cooker
- Three bedrooms, main bathroom with bath tub
- Separate laundry room
- Well established gardens
- Single carport

Residence 12b

- Double storey home
- Spacious living area with direct access to the outdoor deck

FOR SALE

Sold Prior to Auction

AGENTS

Nicholas Cusick
0419 436 679
ncusick.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.



- Kitchen with electric cooker and ample cupboard space
- Three bedrooms, two with built in robes
- Main bathroom upstairs with bath tub and separate toilet
- Shared laundry and second bathroom downstairs
- Single garage and storage space
- Backs onto private bushlands

The properties share a driveway & consist of a single car space per residence.

The property is ideal for commuters as it is within close proximity to the M1 motorway to Sydney and Newcastle. It is just a short distance to Tascott Railway Station with Point Clare, Koolewong, Woy Woy and Gosford Stations within easy reach. The public bus services are at the end of the street.

The property is also located within close proximity to local shops, schools, restaurants, boat ramps, bike tracks and parks.

For more information contact Nicholas Cusick, 0419 436 679.

Council Rates: \$2,232.66pa approx.

Water Rates: \$2,023.76pa approx. + usage

MORE DETAILS

Property ID	877GQR
Property Type	House
Land Area	1847 m2
Including	Close to Schools Close to Shops Close to Transport

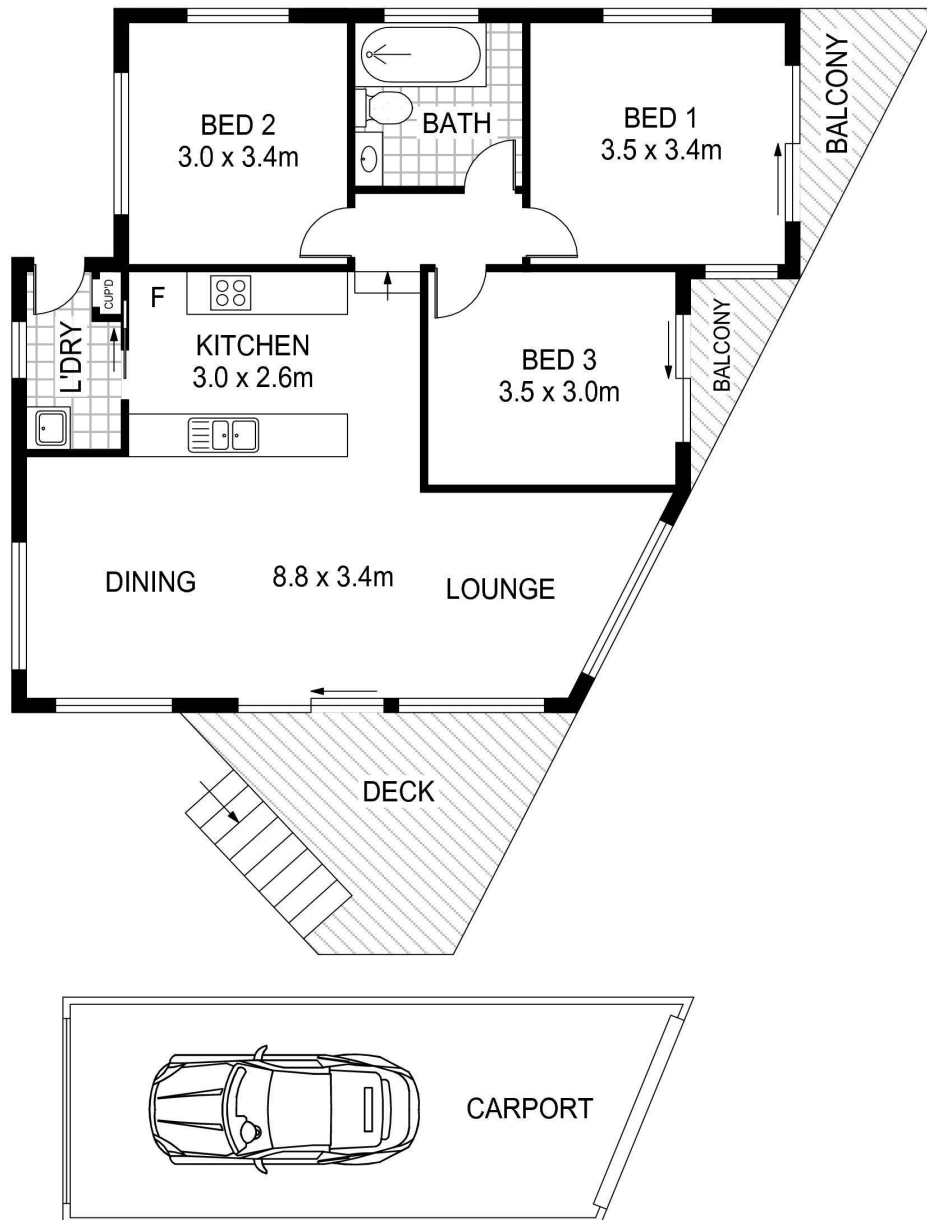
Nicholas Cusick 0419 436 679

Company Principal - Licensee in Charge |
ncusick.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 : 85m²

12A Murrumbooe Place, Tascott