

## The Entrance, 9 McGirr Avenue

The Owners Are On The Move & This Much Loved Family Home Is Seeking New Owners

With the owners now committed with moving interstate, it is time to farewell this much-loved family home and welcome its new owners.

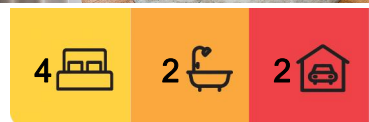
Set on a sundrenched 575sqm block in a popular neighbourhood, this well presented residence will appeal to first home buyers, investors or those seeking single level living.

This light filled residence provides an easy flowing floor plan and features:

- \* Multiple living zones, comprising of lounge room, formal dining, family room and separate dining
- \* Well equipped kitchen with gas cooktop, dishwasher, wall oven, ample bench and cupboard space
- \* Master bedroom with walk in robe and private ensuite



**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**  
Please Call

**View**  
[ljhooker.com.au/82MGQR](http://ljhooker.com.au/82MGQR)

**Contact**  
**Simon Hayes**  
0423 703 062  
[shayes.eastgosford@ljhooker.com.au](mailto:shayes.eastgosford@ljhooker.com.au)

**LJ Hooker East Gosford**  
**(02) 4322 5522**

- \* Three additional bedrooms all with built in robes
- \* Family bathroom, three-way configuration with bathtub and separate toilet
- \* Fully fenced backyard with side access and garden shed
- \* Single garage with auto door and carport for extra off-street parking

The outdoor entertaining area is perfect for alfresco dining and overlooks the private and peaceful landscaped gardens.

With an abundance of lifestyle opportunities at your fingertips, the ideal location offers stunning beaches, bushwalks, fishing and boating including a variety of restaurants, pubs and cafes ready to Savor.

The Entrance is the perfect spot to enjoy a walk around the stunning foreshore, playing in the playgrounds, a picnic in Memorial Park or a ride on the historic carousel.

This property offers the perfect blend of convenience and coastal living. Contact Simon Hayes for more information, 0423 703 062.

Council Rates: \$1,595pa approx.

Water Rates: \$994pa approx. + usage

## More About this Property

<b>Property ID</b>	82MGQR
<b>Property Type</b>	House
<b>Land Area</b>	575 m <sup>2</sup>
<b>Including</b>	Close to Schools Close to Shops Close to Transport Close to beach

### Simon Hayes 0423 703 062

Licensed Real Estate Agent | shayes.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

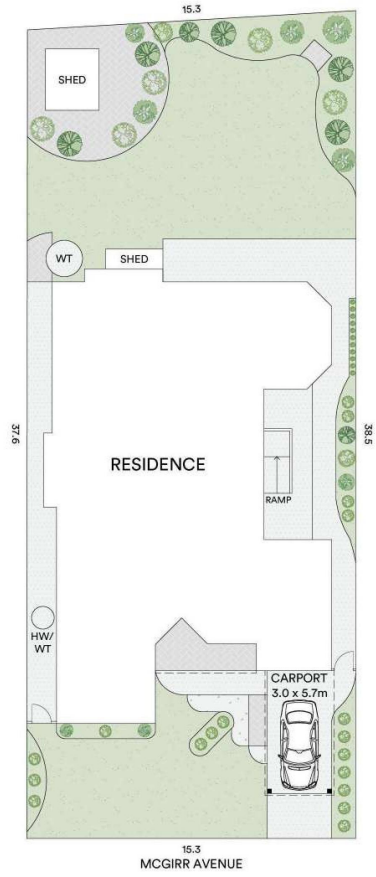


**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker East Gosford  
(02) 4322 5522**



INTERNAL AREA : 201 M<sup>2</sup>  
 EXTERNAL AREA : 374 M<sup>2</sup>  
 LAND AREA : 575 M<sup>2</sup>



All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.