

86 Avondale Road, COORANBONG, NSW 2265

Outstanding Family Living, Exceptional Investment Appeal

Positioned in the heart of Cooranbong, this spacious five-bedroom, three-bathroom family home offers the perfect setting to grow and thrive. Combining modern comfort with versatile living, the home is complemented by a double garage, low-maintenance surrounds, and a truly outstanding location. Enjoy the rare benefit of having no neighbours to one side, with picturesque parklands and a tranquil duck pond creating a peaceful outlook that can never be built out. Designed for effortless family living and entertaining, this is a home that offers space, privacy, and lifestyle in equal measure, while also presenting an astute investment opportunity thanks to its highly sought-after location and easy-care, low-maintenance design.

Features:

- 5 Bedrooms
- Ducted Air Conditioning | Ceiling Fans
- Modern open-plan design
- 3 Bathrooms (Ensuite to main)
- Covered outdoor entertainment area

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 124P2665

CONTACT DETAILS

Elders Advantage Group

2/8 Billbrooke Close
Cameron Park, NSW
02 4013 1929

Ricky Briggs

0400 312 136

- Double lock-up garage
- Low-maintenance 339sqm block
- Currently tenanted to 25th July. Offered with Tenancy or Vacant possession.

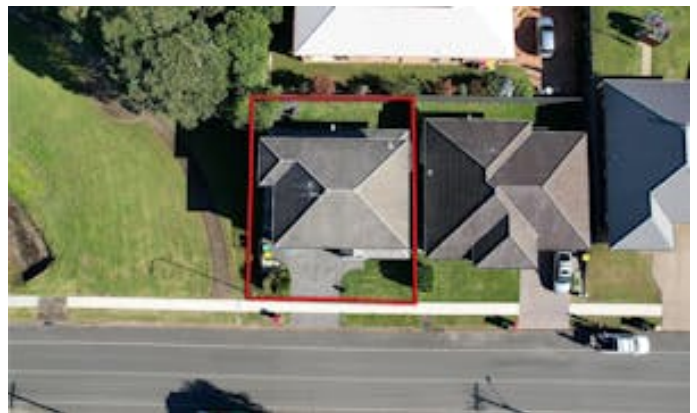
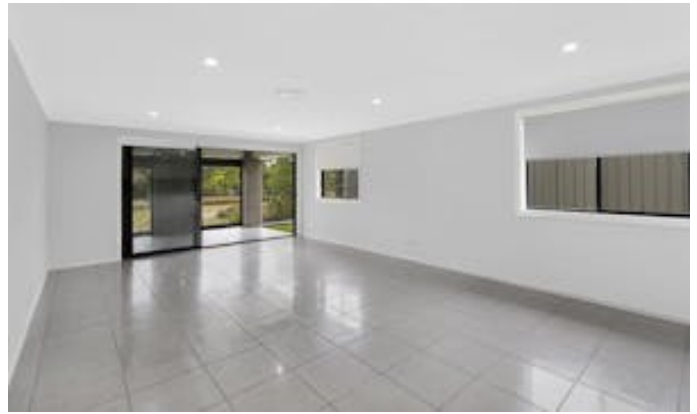
Location:

- Approx. 450m to Avondale School
- Approx. 1.1km to the new Watagan Park shopping complex with Woolworths and other retailers
- Approx. 3km to Cooranbong Public School
- Approx. 4.6km to Dora Creek Railway & Village Shops
- Approx. 8.5km to Morisset Town Centre and Railway Station
- Approx. 8.4km to the M1 Motorway Sth | 15km Nth Bound
- Close to local shops, caf  s, parks and everyday amenities

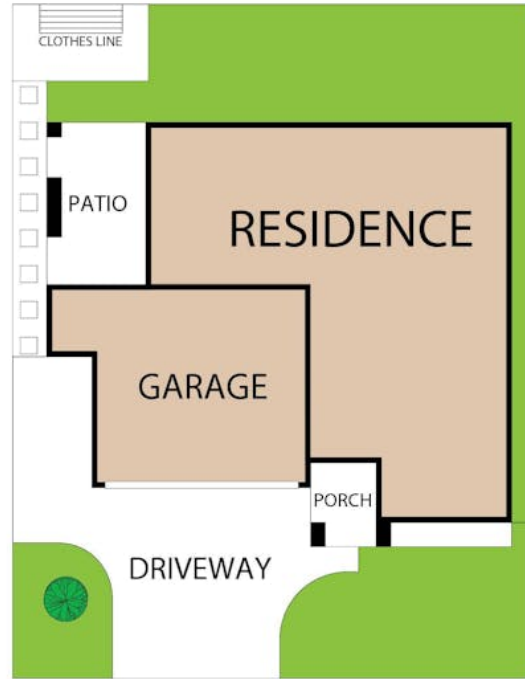
* Internal photos used from pre-tenancy marketing

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 339.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Double garage
- Ensuite







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TOTAL APPROX. FLOOR AREA 216 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Advantage Group