

5 Gleddon Avenue, GOROKAN, NSW 2263

Family Living Made Easy

Positioned in the heart of Gorokan, just moments from the lake and everyday conveniences, this neatly presented 3-bedroom home is a fantastic opportunity for families, first-home buyers or investors.

Fresh, tidy and move-in ready, everything has already been done - just unpack and enjoy!

The Home

- 3 generous bedrooms, all with built-ins
- Renovated bathroom
- Functional kitchen with dishwasher & electric cooking
- Open-plan living plus additional living area/sunroom
- Polished floorboards throughout
- Recently painted

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: 130P0121

SALE DETAILS

New to Market

CONTACT DETAILS

Elders Real Estate Coast and Country

133 Yarramalong Road
Wyong Creek, NSW
0417 400 556

Shaun Coffey
0417 400 556

- LED downlights
- Split system air conditioning
- 6.6 kW Solar System
- Spacious laundry with extra toilet

Outdoors

- Covered entertaining deck with built-in BBQ
- Lush lawns and a sun-soaked backyard
- Level 512m² block with great privacy
- Colorbond fencing
- Single car garage with power

Plenty of room to relax, entertain or add your own touches.

Location

Centrally located between local schools, shops and just a short stroll to the shores of Tuggerah Lake. Easy access to the M1 makes commuting a breeze.

Investment Appeal

- Currently tenanted at \$730 per week

Approx. quarterly outgoings

- Water: \$262.21 + usage
- Council: \$363.90

Current DA Approval for Second Storey Addition (exp 3/8/2027)

Whether you're looking for a comfortable family home or a solid investment in a super convenient location, this one ticks all the boxes.

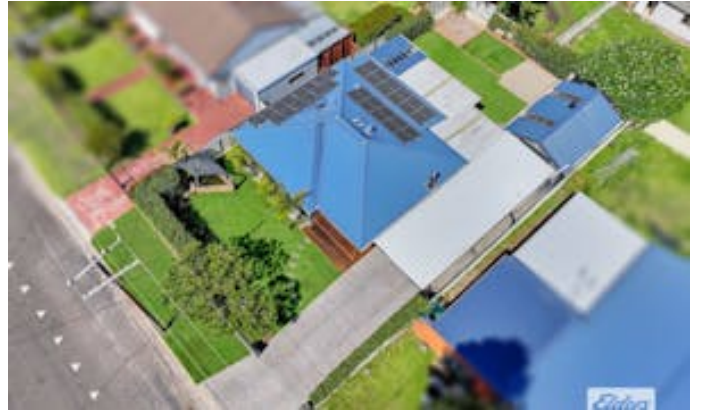
Homes like this in central Gorokan don't last long - act quickly! Contact Shaun Coffey on 0417 400 556 or Tyler Doggett on 0410 022 758 to arrange an inspection.

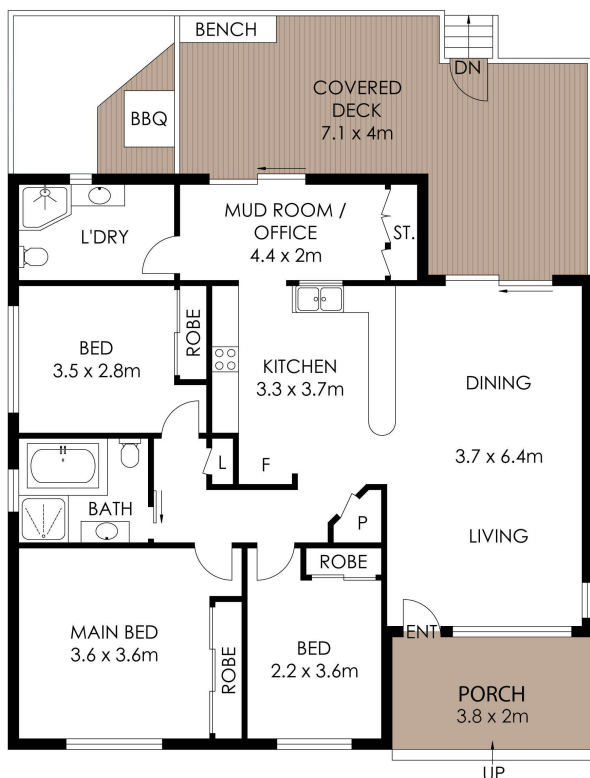
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- Land Area 512.20 square metres
- Building Area: 119.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage

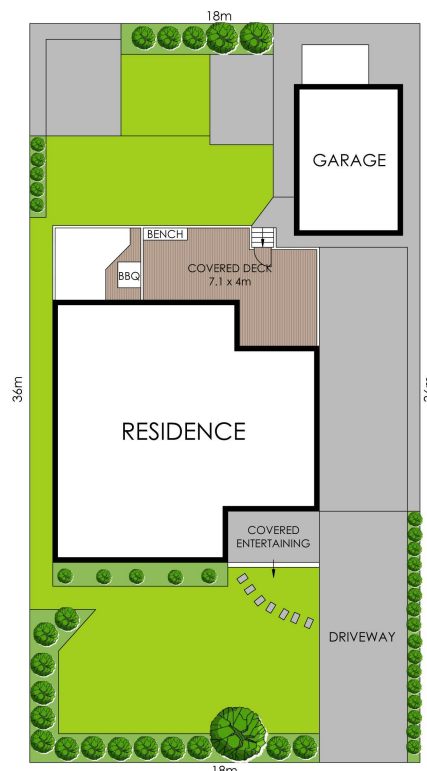
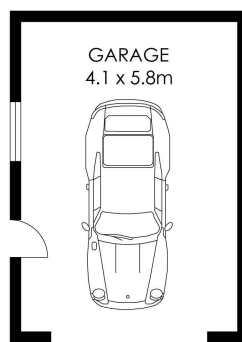
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MAIN RESIDENCE



SITE PLAN (Not to Scale)

5 GLEDDON AVENUE, GOROKAN



3 Beds



1 Baths



1 Cars

All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquiries.

Internal Area: 119m²
External Area: 43m²