

## 380 George Downes Drive, CENTRAL MANGROVE, NSW 2250

### Hinterland Hideaway

Positioned in a quiet, tree-lined setting in the heart of Central Mangrove, this beautifully presented lifestyle property offers the perfect blend of space, comfort, and convenience - all just moments to the M1 for easy access to Sydney or Newcastle.

Set on approximately 0.98 hectares (2.42 acres) with RU1 zoning, this light-filled brick and tile home delivers relaxed rural living with modern comforts, offering the benefits of acreage without the upkeep of a larger holding.

#### Property Features:

- 4 spacious bedrooms, master with ensuite
- 2 bathrooms
- Open plan kitchen, dining and living area
- Well-appointed kitchen with white cabinetry, gas cooktop & stainless steel appliances
- Polished timber floors throughout

**TYPE:** For Sale

**INTERNET ID:** 130P0134

**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

- Raked ceilings enhancing light and space
- Air conditioning & combustion fireplace for year-round comfort
- Covered outdoor entertaining area overlooking the pool
- Light-filled interiors with neutral tones throughout
- Ample storage options
- Stock and domestic bore

#### External Features:

- Sparkling inground swimming pool
- Machinery shed
- 2 carports
- Timber post and rail fencing
- Beautiful tree-lined driveway
- Established, low-maintenance gardens
- Two separate yards

#### Property Details:

- Land Size: 0.98ha (2.42 acres approx.)
- Zoning: RU1 Primary Production
- Internal Area: 285m<sup>2</sup> approx.
- External Area: 166m<sup>2</sup> approx.

#### Location Highlights:

- Quiet, peaceful location in Central Mangrove
- Easy access to the M1 Motorway
- Close to local schools, shops, local
- Convenient to Gosford, Tuggerah & broader Central Coast amenities

#### The Opportunity

A true perfect family home, this property combines space, lifestyle, and practicality with multiple sheds, a sparkling pool, and manageable acreage in a tightly held location. For further information or to arrange your inspection, contact Shaun Coffey on 0417 400 556 or Tyler Doggett on 0410 022 758

Other features: Combustion Wood Heater, Pool

- Land Area 9,839.00 square metres
- Building Area: 285.00 square metres
- Bedrooms: 4
- Bathrooms: 2

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.

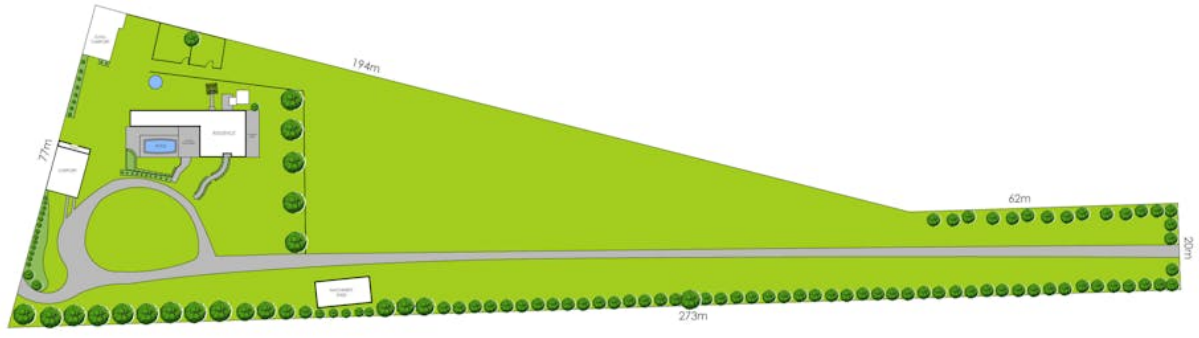
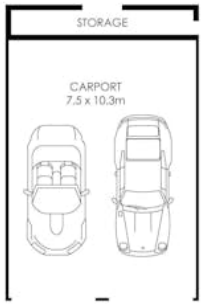
- Car Parks: 4
- Ensuite











SITE PLAN (Not to Scale)



## 380 GEORGE DOWNES DRIVE, CENTRAL MANGROVE

- 4 Beds
- 2 Baths
- 4 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.

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