



9 Round Hill Crescent, KARUAH, NSW 2324

Quaint little home in the heart of Karuah

Situated in the welcoming community of Karuah, residents enjoy access to a convenient local shopping precinct with Doctors, Pharmacy, Bakery and RSL, along with a primary school just a short drive away. The home is also close to the modern boat ramp and local shops are just minutes away.

Key Features:

- Two-bedroom
- Reverse cycle air-conditioning for year-round comfort
- Neat bathroom with shower, vanity and bath
- Separate toilet and good-sized internal laundry
- Front verandah
- Sealed concrete driveway leading to a single carport
- Secure, fully fenced and large block 1151square metres

TYPE: For Sale

INTERNET ID: L40958375

SALE DETAILS

NEW TO MARKET

CONTACT DETAILS

**Elders Real Estate
Dungog**
3/140 Dowling Street
Dungog, NSW
02 4992 1208

Sally Koppers
0438899703

Block size approximately 1151m²

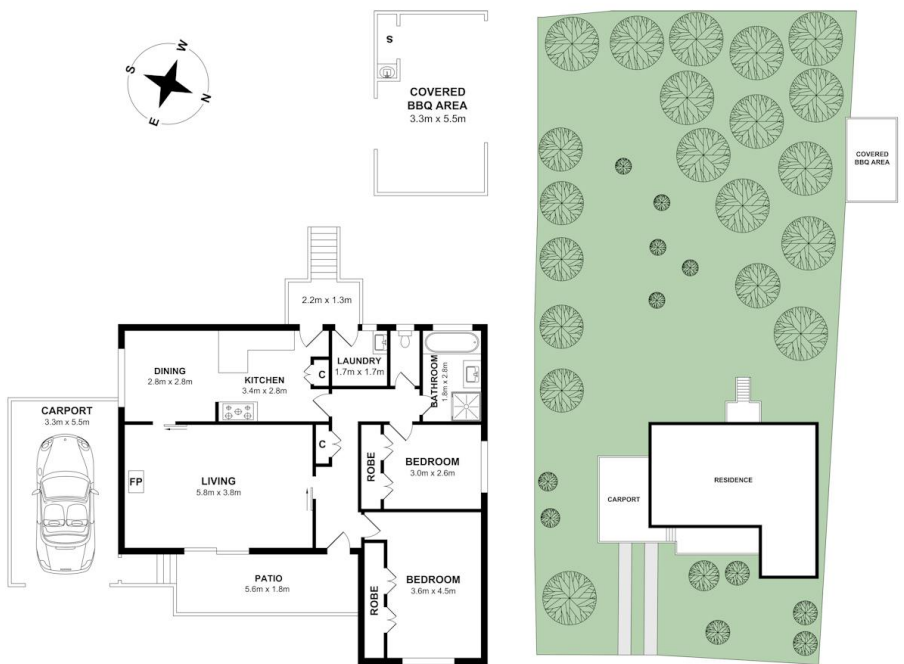
- Approximate travel times:
- Raymond Terrace (20 minutes)
- Newcastle Airport (30 minutes)
- Newcastle (40 minutes).
- Maitland (40 minutes). .
- Nelson Bay (40 minutes).
- Sydney (2 hours).

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 1,151.00 square metre
- Bedrooms: 2
- Bathrooms: 1
- Single carport
- Floorboards







**SITE PLAN
(NOT TO SCALE)**

Measurements are approximate. Not to scale. Illustrative purposes only. Boundaries are approximate.



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Total Approx Floor Area 85.94 sq.m