

Toukley

15 Suncrest Parade



15 Suncrest Parade Gorokan, NSW

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### Coastal cottage - 651sqm block

Approximately 200m from the edge of Tuggerah Lake, this fantastic home is ideal for first home buyers or the astute investor looking for the option to build a granny flat. Featuring beautiful timber floors throughout the home creating a neat and tidy space with open-plan living and dining areas flowing seamlessly through to an outdoor entertainer's timber deck. A private sunny backyard provides plenty of space for kids and pets to play safely.

- 651sqm level site perfect for Granny Flat (STCA)
- Spacious two bedrooms, one with built ins
- Study or potential third bedroom
- Modern kitchen, dishwasher, open plan living
- Air conditioning to main & living, ceiling fans
- Renovated bathroom, combined laundry
- Side access to detached single garage, established gardens
- Approximate rental return of \$430 to \$450 a week

**Price:** \$623,500  
**Council Rates:** \$1,421.00/year (approx)  
**Water Rates:** \$849.00/year (approx)



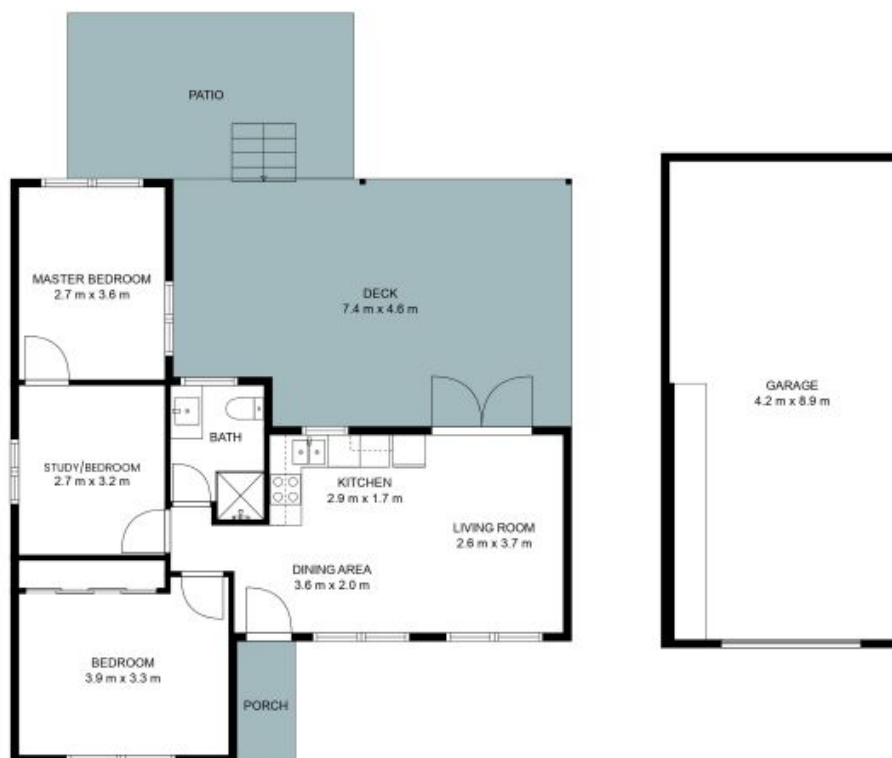
**Renee Wright**

0499 179 460



**Louise Barwick**

0450 560 478



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

