



9/3 Georgina Avenue Gorokan, NSW

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### Low maintenance unit close to water!

A well-considered floor-plan offering a great sized living area, spacious kitchen with separate dining space and a large lock up garage makes this perfect for down-sizers, investors and even the first home buyer just starting out. Situated in a convenient location within a 250m walk to shore of Tuggerah lake, public transport and local amenities.

The brick and tile design offers three great size bedrooms with built-in wardrobes, fresh paint and new carpet throughout the home, a quality bathroom and a well-appointed outdoor area makes this an easy transition into low maintenance living in a popular locale. Properties of this design and caliber have been proven to be popular, contact us today to arrange your inspection!

#### Main features -

- \* Spacious unit throughout ? with large lock up garage, great sized courtyard.
- \* Three sizable bedrooms all well separated throughout the home. Offering built in wardrobes to all!

#### Inspect:

Saturday, 21st September 2024 10:00 - 10:30

**Price:** \$570,000 - \$620,000

**Council Rates:** \$215.00 p/q

**Water Rates:** \$207.00 p/q

**Strata Rates:** \$762.00 p/q



**Volkan Akintetik**

0499 830 247



**Reece Caira**

0431 013 342





INTERNAL: 106sqm  
EXTERNAL: 62sqm

PLEASE NOTE: These Floorplan + Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy; sizes and dimensions are approximate, actual may vary.

