



40 Delmont Place Kanahooka, NSW 2 2 1

Low-maintenance living

An impeccable offering in Kanahooka's Forest Grove gated estate, this elegant single-storey home combines wonderful privacy and easy living with a fantastic community feel. Perfect in every way for a downsizer or retiree, or for a small family seeking a carefree, all-inclusive lifestyle, it enjoys total convenience approx. 400m from the onsite cafe.

- Generous space and classic comfort in a master-planned strata community
- Tranquil cul-de-sac setting with minimal traffic and no neighbours to rear
- Comfortable interiors boasting floating floors, downlights, air-conditioning
- Neat gas-equipped kitchen, modern flow to good sized undercover alfresco
- Full master quarters including large bathroom with tub; robes throughout
- Additional storage, alarm system, auto-door single garage with internal access
- Idyllic ambience approx. 300m from residents' parklands, lake and picnic areas
- Approx. 750m to Wollongong bus, 800m to Leisure Centre and 4km to Dapto

The below rates are provided as a guide:
Council rates \$454.17pq approx.

Inspect: Thursday, 17th October 2024 5:00 - 5:30
Saturday, 19th October 2024 10:15 - 10:45

Price: Price Guide \$780,000 - \$830,000



Sarah Ward
0400 439 602



Lana Micevska
0409 740 446

40 Delmont Place

Kanahooka

INT : 119m²
EXT : 32m²
GARAGE : 19m²



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.