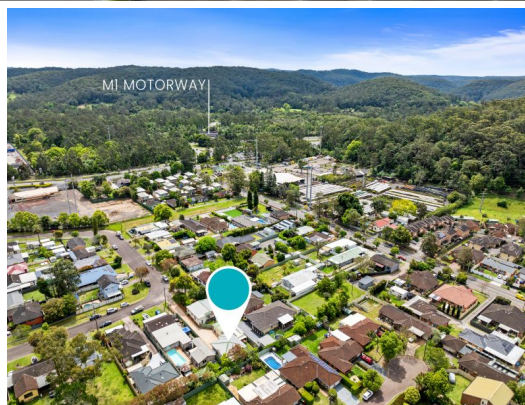


STONE



2/32 Cambridge Circle Ourimbah, NSW

3 

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## Fantastic Opportunity ? Young Families, Retirees or Investors!

Top features include:

- Ultra convenient address minutes to local shops, schools, parks and transport options.
- Neat and tidy single level home requiring minimal maintenance; perfect for retirees, young families and investors.
- Light filled interiors with a fresh neutral colour palette, completely tiled throughout.
- Large modern kitchen with an abundance of bench + cupboard space, integrated breakfast bar and adjoining laundry room.
- Open plan main social zone connecting the kitchen with the family living and dining before spilling out to a covered al fresco entertaining zone and backyard.
- Three bedrooms ? all with built in robes.
- Cleverly configured three way bathroom; perfect for busy family life.
- Single lock up garage.

Local shops, cafes and restaurants are close by at Ourimbah Village along with a train station & easy access to the M1 for carefree connection through to Sydney or Newcastle. The U...

**Price:** Contact Agent  
**Council Rates:** \$292.40 p/q  
**Water Rates:** \$360.70 p/q



**Brian Milson**

0411 803 708



**Brian Milson**

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2/32 Cambridge Circle  
Ourimbah



Internal Area: 92 sqm  
External Area: 68 sqm  
Garage Area: 27 sqm  
Total Area: 187 sqm

PLEASE NOTE: These Floor and 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.