



Family Home In Tranquil Setting



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32 Girraween Avenue, Erina

Sold for \$735,000 (Jul 03, 2024)

Located just minutes away from Erina Fair and set in a quiet yet sought-after neighbourhood, this home offers an entry level opportunity to secure a great property. This residence offers a 3-bedroom, 2-bathroom home on a huge block with double street frontage and backs onto nature reserve and your very own creek frontage.

The home includes an open concept layout, the living room seamlessly flows from the kitchen and you have a quaint deck to enjoy some afternoon sunshine and enjoy the ambience of being close to nature and in a quiet street.

The expansive yard provides endless opportunities for outdoor activities.

Conveniently located close to schools, shops, and transport links, this is a rare opportunity to secure your place in one of Erina's most convenient locales.

The details:

Council rates: \$1754.08 per annum

Water rates: \$994.02

Property ID: L17112574

Property Type: House

Open Parking: 2

Land Area: 751.0 sqm

Kristian Bingham

0433 485 326

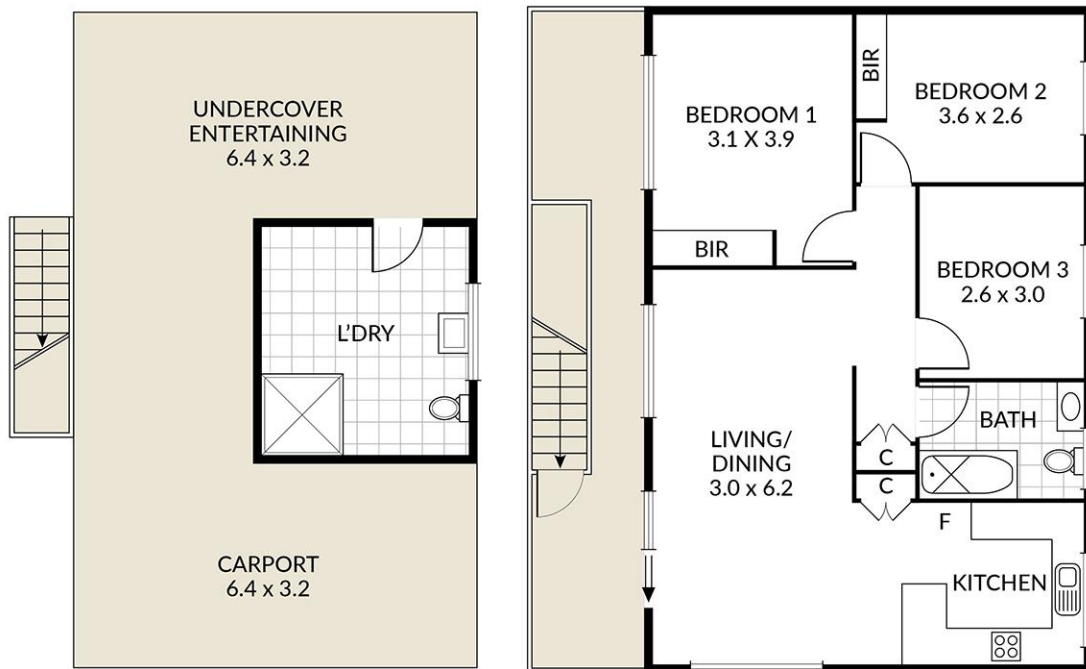
kristian.bingham@eastgosford.rh.com.au

Land size: 751m²

Current rent: \$550 per week

Zoning: C2 Environment Conservation. The land or part of the land is within the flood planning area and is subject to flood related development controls.

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Internal 68m2
32 Girraween Ave, Erina

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