



**2/31 Brushwood Avenue KINCUMBER NSW**

3 2 1

This free-standing villa is set in a superb location in one of the quietest streets in Kincumber. Privately situated and surrounded by low maintenance gardens this would be the perfect choice for those looking to downsize.

Accommodation includes open plan living and dining area leading to a generous covered entertaining patio, three carpeted bedrooms with built-in-robos, master with ensuite, internal laundry with linen cupboard, main bathroom with separate toilet and a single lock up garage.

Additional features include:

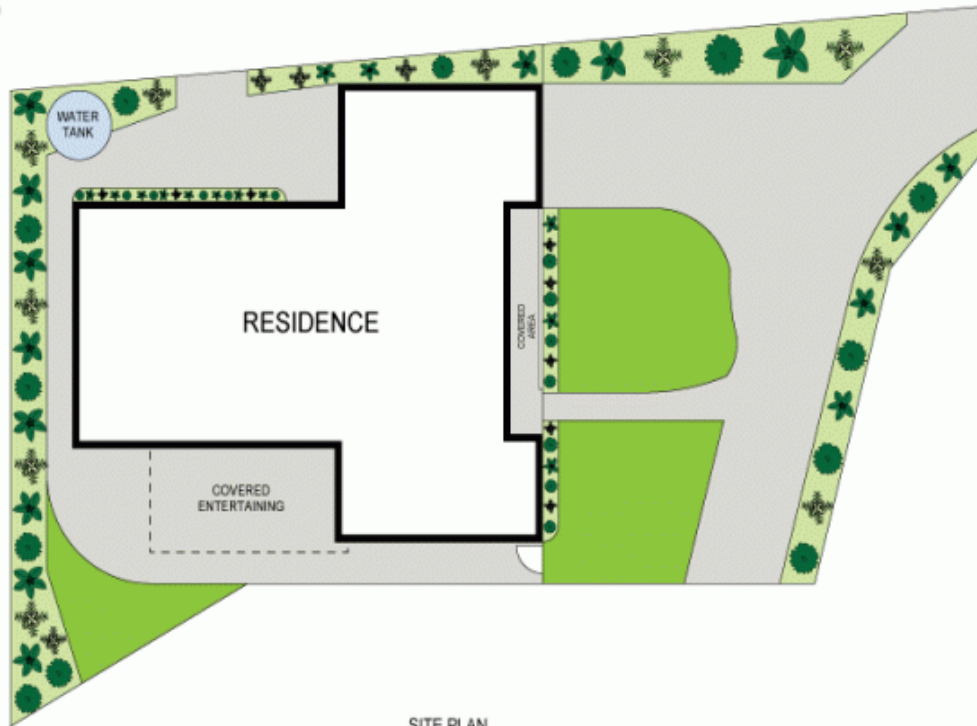
- \* Near new gas hot water system
- \* Fully fenced rear yard & 5400L water tank
- \* Split system air conditioner to the dining / living area
- \* Kitchen with dishwasher and gas stove

[For full version visit the website](https://www.changeproperty.com.au)

**Type** : Villa  
**Land Size** : 357 sqm  
**View** : <https://www.changeproperty.com.au/sale/nsw/central-coast-region/kincumber/residential/villa/8549856>



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SITE PLAN



UNIT 2, 31 BRUSHWOOD AVENUE, KINCUMBER



Disclaimer : Plans prepared by Key2Exposure. Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



**UNIT 2, 31 BRUSHWOOD AVENUE, KINCUMBER**



GROUND LEVEL	: 104m <sup>2</sup>
GARAGE	: 19m <sup>2</sup>
COVERED AREA	: 25m <sup>2</sup>
TOTAL	: 148m <sup>2</sup>

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