



## 6 Erambie Road KINCUMBER NSW

3 1 1

Perfect for downsizers, first home buyers or investors, this delightful 3 bedroom, single level home is situated on an easy care, level block just moments to beaches, schools, bus stop and the shopping village.

Immaculately presented throughout the home offers a spacious combined living and dining area that opens to a covered entertaining deck - perfect for year round barbeques! The kitchen is generously sized with ample bench space and cupboards and offers stainless steel appliances. Other features of this lovely home include:

- \* Natural gas connection
- \* Ceiling fans to the living area & bedrooms

[For full version visit the website](https://www.changeproperty.com.au/sale/nsw/central-coast-region/kincumber/residential/house/8550095)

**Type** : House  
**Land Size** : 369 sqm  
**View** : <https://www.changeproperty.com.au/sale/nsw/central-coast-region/kincumber/residential/house/8550095>



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SITE PLAN



INTERNAL FLOOR AREA 106m<sup>2</sup>  
LAND SIZE 318m<sup>2</sup>



Indicative only. All dimensions and element positions are approximate. Information on this plan comes from sources we believe to be accurate, but its accuracy is not guaranteed. Interested parties should make and rely on their own inquiries.

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