



### 18 Karuah Avenue KINCUMBER NSW

3 2 2

This 3 bedroom waterfront reserve home on the Kincumber Foreshore is set in a tranquil cul-de-sac location with beautiful views of the Broadwater and hinterland.

The home offers generous living areas including a separate lounge plus a large sunroom that opens to the covered patio and inground pool. The rear gate leads to the cycle/walkway and foreshore and is just a short level walk to a children's playground.

- \* Lounge plus combined kitchen dining area
- \* Sizeable sunroom & covered patio
- \* Master bedroom with WIR & ensuite & corner bath
- \* Main bathroom with separate WC

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

**Type** : House  
**Land Size** : 626 sqm  
**View** : <https://www.changeproperty.com.au/sale/nsw/central-coast-region/kincumber/residential/house/8550367>

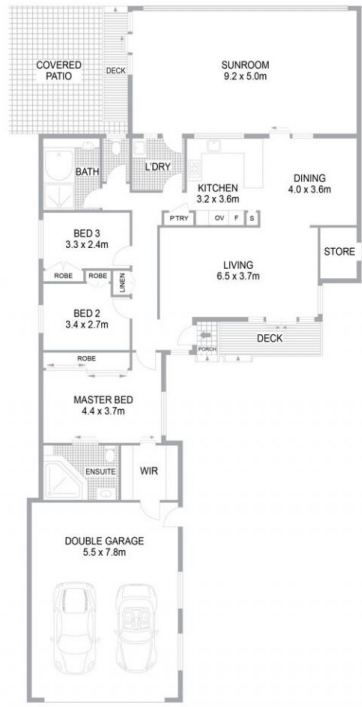


**Tom O'Gorman**  
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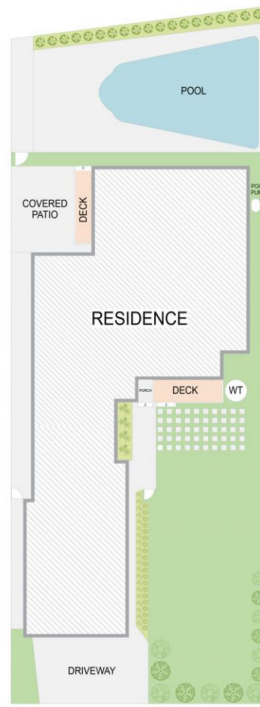


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02 4369 2222

# 18 Karuah Avenue, Kincumber NSW 2251



FLOOR PLAN



SITE PLAN

INTERNAL FLOOR AREA 220m<sup>2</sup>  
LAND SIZE 626m<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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