

**SOLD**

## POTENTIAL PLUS! IDEAL FLIP, INVESTMENT OR FIRST HOME

Calling all savvy investors, first home buyers and renovation/flip enthusiasts! Positioned in one of Gorokan's most sought-after pockets, this expansive 5-bedroom home is overflowing with potential and ready for someone to add serious value.

Set on a generous 695m<sup>2</sup> level side access block, this property is ideal for future granny flat development (STCA). While in need of some TLC, the layout and location provide the perfect foundation to transform, renovate or capitalise for strong returns.

### Location Highlights:

- Premium south side Gorokan location
- Short stroll to local schools, shops, medical facilities and the waterfront
- Minutes to the M1 motorway and stunning Central Coast beaches

### Property Features:

- Large 5-bedroom home with endless scope to improve
- Perfect for investors, first home buyers or property flippers
- 695m<sup>2</sup> side access block – ideal granny flat site (STCA)
- Add value with renovations and reap the rewards

Homes with this kind of potential don't last long.

Contact Nick Hinchliffe on 0451 098 173 to arrange your inspection or for more information today

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are

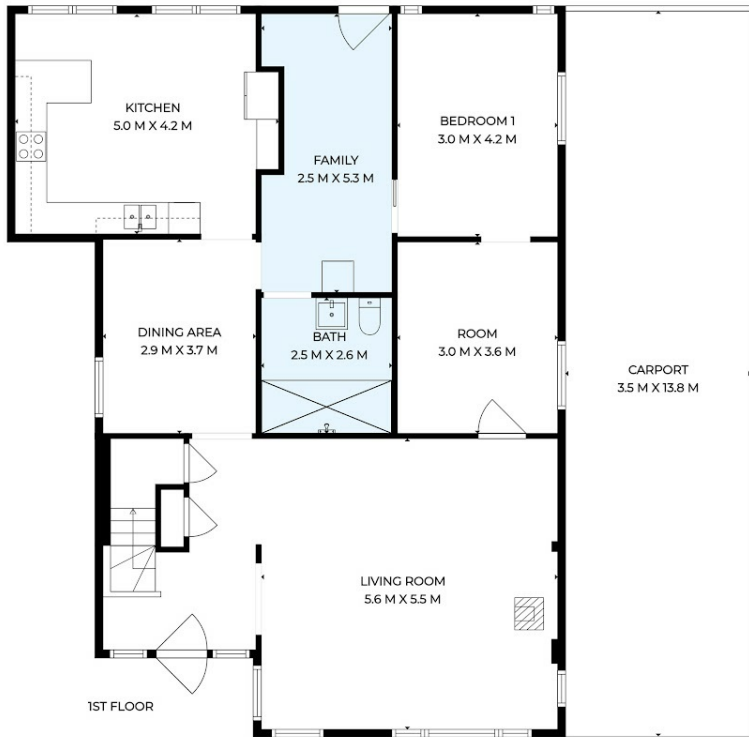
**5 BED | 2 BATH | 1 CAR**

**PRICE:**  
**\$700,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Nick Hinchliffe**  
**0451098173**  
nickhinchliffe@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Approx. 198m<sup>2</sup>    5x    2x    1x

## 21 Howelston Road, Gorokan

The floor plan is not to scale; measurements are indicative in metres.  
Plans should not be relied on. Interested parties should make and their own inquiries.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

**Nick Hinchliffe**  
**0451098173**  
 nickhinchliffe@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

