



FOR SALE

TORRENS TITLE, SINGLE-LEVEL LIVING IN THE HEART OF GOROKAN

Privately positioned back from the street and offering the ease of low-maintenance, single-level living, 5A Nichols Avenue, Gorokan is the kind of home that makes everyday life feel simple.

Torrens Title and beautifully manageable, the home is an ideal choice for downsizers and retirees looking for comfort without the upkeep of a large property, while its three-bedroom, two-bathroom layout, double garage and convenient location will also appeal to first-home buyers and investors.

Inside, a generous open-plan living and dining area forms the heart of the home, adjoining a practical kitchen with plenty of bench and cupboard space, dishwasher and an easy connection to the outdoor entertaining area.

The master bedroom enjoys its own walk-in robe and ensuite, while two additional bedrooms provide plenty of flexibility for family, guests or a home office. A second bathroom with both shower and bathtub completes the layout.

Outside, the large covered patio and established courtyard garden create a private space to enjoy your morning coffee, entertain family and friends or simply relax outdoors, without the maintenance of a large backyard. A double garage with internal access, split-system air conditioning and ceiling fans add to the home's everyday comfort and practicality.

And when it comes to convenience, this location is hard to beat.

Gorokan's local shopping precinct is just around the corner, putting groceries, cafés, pharmacy and everyday essentials close to home, while Lake Haven Centre is only a short drive away.

Gorokan Public School is approximately 500 metres away, with Gorokan High School also conveniently nearby. Tuggerah Lake and Budgewoi Lake are within easy reach, while Soldiers Beach, Norah Head and the surrounding coastline offer a choice of beaches and beautiful coastal spots just a short drive from home.

For those travelling further afield, Wyong and access to the M1 Pacific Motorway are easily

3 BED | 2 BATH | 2 CAR

PRICE:
New to Market

OPEN FOR INSPECTION:
Sep 5 at 11:00am - 11:30am



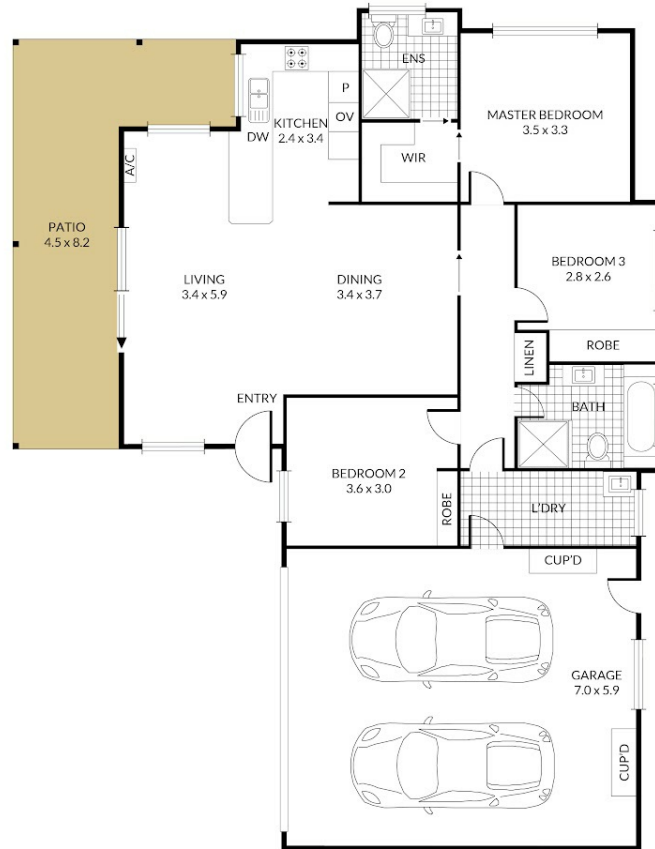
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Internal 147m² External 22m² Total 169m²

5a Nichols Avenue, **Gorokan**



3 x 2 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

MCGILL @realty
REAL ESTATE

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.

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