8 CAMBRIDGE AVENUE, KANWAL, NSW, 2259









FOR SALE

FANTASTIC OPPORTUNITY IN THE HEART OF KANWAL

Room for Everyone: Split-Level Family Home, Rear Studio & Big Yard
Set in a quiet residential pocket of Kanwal, this freshly presented split-level home offers flexible space for growing families, multi-generational living or anyone who needs a little extra room to spread out.
Upstairs, the light-filled living area flows to an open kitchen and dining zone with a central island and breakfast bar, plenty of white cabinetry and a split-system air conditioner. Step out to the front balcony to take in the leafy street outlook. Two bedrooms with built-in robes and the main bathroom, with a shower over the bath, complete this level.
Downstairs offers a generous bedroom and a flexible fourth bedroom or second living area, plus a laundry with a second shower and a separate WC and vanity. There's also internal access to the single garage.
Out the back, a separate sleep out. It's a great setup for teenagers, extended family or a home office. The expansive grassed backyard leaves plenty of room for the kids, the dog and a veggie patch, with a garden shed for storage.
All this is within a short walk of Kanwal Public School and Wyong Hospital, with bus stops close by and Kanwal's local shops a short drive away.
Key features
- Split-level home with 4 bedrooms, including a flexible bedroom 4 or second living area
- Open-plan kitchen and dining with island bench, breakfast bar, dishwasher and range hood
- Front balcony off the living area
-Main bathroom with shower over bath, plus a second shower and separate WC downstairs
- Built-in robes, ceiling fans, split-system air con, timber-look floors
- Single garage (3.6m x 6.0m)
Large, level grassed backyard with garden shed
Land size: 607m2
Price: Contact Agent Inspection: by appointment or Saturdays open home
Call Brendan James today to arrange your inspection. Brendan James | Brendan James Property M 0422 851 384 | E brendan@brendanjamesproperty.com.au

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

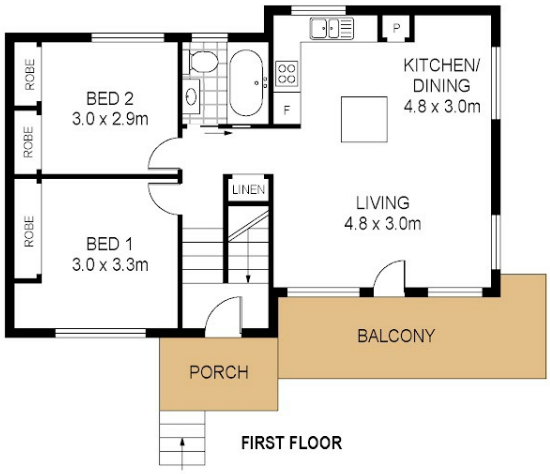
5 BED | 3 BATH | 2 CAR

PRICE:
Contact Agent

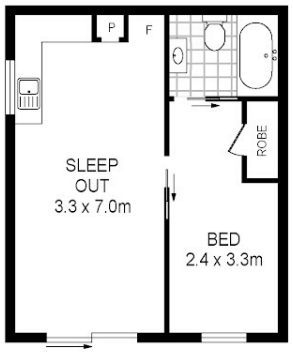
OPEN FOR INSPECTION:
Nov 7 at 10:00am - 10:30am



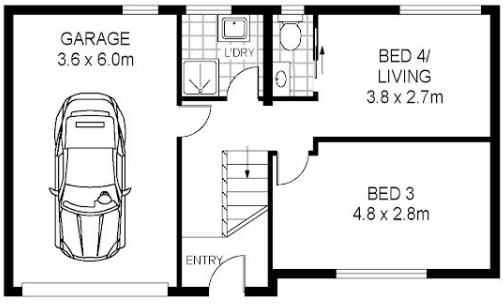
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FIRST FLOOR



SLEEP OUT



GROUND FLOOR



brendan.james
PROPERTY

8 Cambridge Avenue
Kanwal

Total Internal Floor Area: 126 sqm
Sleep Out Area : 41 sqm

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

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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