# 117/88 Holdom Road, Karuah, NSW, 2324

## House For Sale

**Friday, 3 January 2025**

**117/88 Holdom Road, Karuah, NSW, 2324**

**Bedrooms: 2**        **Bathrooms: 1**        **Parkings: 1**        **Type: House**



Kirsten Adam

**Affordable and great position**

Welcome to 117/88 Holdom Road, this villa is ready for you to make it your own.

With a little TLC, a bathroom and kitchen renovation, this villa has can become the envy of park neighbours!  There is an open canvas for you to create a garden and outdoor oasis

This villa is located nearby the Big 4 Park and shop but is also close to the private pool and recreational hall.

There is a double length covered carport that has been split in half with the rear providing an enclosed, covered entertaining area.

The rear yard is fully fenced with a garden shed and BBBQ area. This is the perfect spot for a glorious cottage and vegetable garden.

Karuah Jetty Village is a over 50s living and an extension of the Karuah Big 4 caravan park, with separate access. The Big 4 facilities are available for you to utilise and enjoy everyday.

This home is a leasehold, and the weekly rental is approximately $199 per week however, is calculated based on your income. You may also be eligible for a rental rebate.

You are responsible for payment of Water, Electricity and Gas usage.

Come and enjoy the community and be part of their regular weekly raffle nights and other fun community events.

Karuah Jetty Village is the perfect place to call home. Enjoy the beautiful water ways of Port Stephens. Located on the banks of the Karuah River, boating and fishing will become your daily lifestyle.

Other Features Include
– Private Pool
-Community hall with facilities
– Gardens surrounds
– Recreation Hall
– Private Jetty, moorings & library
– Caravan storage for residents at $200 a year, with a $200 deposit
– Dog friendly
– Access to the Big 4 Karuah Park, Tennis Court, Volley Ball Court, Pool, Jumping Pillow and kiosk

Only 20 minutes to Raymond Terrace, 5 minutes to Pacific Highway, 25 minutes to Newcastle Airport and 2.5 hours to Sydney