

**23A Allport Avenue, Thrumster, NSW, 2444**

**House For Sale**

Thursday, 28 November 2024

23A Allport Avenue, Thrumster, NSW, 2444

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Di Calder

## Modern Styling Low Maintenance

Great investment, retiree or first home buyer opportunity with everything you need for a comfortable low maintenance lifestyle with nothing to do but enjoy the lifestyle!

This home is in pristine condition is light filled with high ceilings to open plan kitchen and living, easy care floors, quality appliances, storage, built in robes to both bedrooms, centrally positioned bathroom with bathtub and separate toilet.

Mobility, pet and child friendly with level living and wide hallways throughout, easy care grounds, level gated yard space with covered outdoor entertaining patio.

The single remote garage has a laundry space at rear and provides secure access to indoors.

This newly established precinct offers level walking, cycling tracks and close proximity to playground, parklands and nature walks and its a 5 minutes drive to Sovereign Place Town Centre, pre school, St Joseph's Regional College and the university and medical precinct are in close proximity.

Ongoing costs are minimal as this duplex is a self managed strata with both owners sharing the cost of building insurance per year.

- ☒ Level living, light filled with high ceilings, modern styling
- ☒ Open plan, easy care flooring, stylish bathroom
- ☒ Easily maintained grounds, pet, child and mobility friendly
- ☒ Nature walks, cycle tracks, playground and schools nearby

Property Type: Duplex  
Council Rates: \$2,500 pa  
Strata Rates: \$850 pa

IDENTIFICATION MAY BE REQUIRED FOR ENTRY TO ALL OPEN FOR INSPECTIONS