

# 3 The Sheiling, Mardi, NSW 2259



## House For Sale

Thursday, 2 January 2025

3 The Sheiling, Mardi, NSW 2259

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 362 m2**

**Type: House**



David Manuelle  
0421914374



Adrian Simpson  
0425251888

**\$825,000**

Conveniently located within the highly sought-after suburb of Mardi, this home boasts a comfortable floor plan, an ultra-convenient location and an opportunity to update and add plenty of value. The home features 4 comfortable bedrooms, 3 with built in robes. The floor plan offers a spacious living room with A/C, neat kitchen with dishwasher, bathroom with separate toilet plus a 2nd toilet in the laundry as well as a double garage with internal access. A covered front patio is a nice place to sit and enjoy the outlook of the parkland across the road and there is a large covered entertaining area leading onto the flat, private and fully fenced backyard. This is a free-standing Torrens Titled house that also comes with the benefits of a community swimming pool, tennis court & parkland areas. Community fees are approx. \$225 per quarter. Enjoy the ultra-convenient location only a short drive to Westfield Tuggerah, the M1 Motorway, Tuggerah Railway Station and all the benefits of the Central Coast Lifestyle. For the investor the property will achieve a weekly rental in the vicinity of \$650 to \$680 per week. For an informational e-book on this property, including a copy of the contract, rental appraisal letter and more, SMS '3THESHEILING' to 0429 272 028. **DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, First National Real Estate Coastwide, does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.