

**4/35a Hanlan St, Narara, NSW 2250**

**\$740,000 - \$760,000**

Villa 3  1  1 



## Single Level, Easy Care Home

Offering the best in low maintenance living, this well presented villa will appeal to retirees, first home buyers, downsizers or investors.

### Open for Inspection

Sat, 07 Feb 2026 - 11:00 AM to 11:30 AM

Positioned in a quiet street, this light filled home features:

- 1 1/2 Three bedrooms all with built ins
- 1 1/2 Tiled, open plan lounge and dining area
- 1 1/2 Kitchen with plenty of bench and cupboard space
- 1 1/2 Functional family bathroom with bath tub
- 1 1/2 Laundry room with separate toilet
- 1 1/2 Ceiling fans, linen press, plenty of natural lighting
- 1 1/2 Fully fenced backyard with separate side entry
- 1 1/2 Single lock up garage with internal access

The central location provides ultimate convenience, with the property being close to the local train station and bus stop. Also being a short drive to a mixture of great schools, Wyoming shopping village, medical facilities, Gosford CBD and waterfront. Those needing to commute will appreciate the close proximity to the M1 Motorway with easy access to Sydney and Newcastle.

For more information contact Nicholas Cusick, 0419 436 679.

Strata Levies: \$799.16pq approx.  
Council Rates: \$1,212.59pa approx.  
Water Rates: \$1,109.28pa approx. + usage

### Listed By

Nicholas Cusick

