

2/13 Russ Hammond Cl, Korora, NSW 2450**Sold - \$485,000**Villa 2  1  1 

A special villa in Korora

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The sunny front porch will be the go-to for your morning cup of tea and with barely no maintenance to think about, this delightful villa offers an easy lifestyle for many a buyer and resident. Single level living with no steps ... tick! End of cul-de-sac location ... tick! Solid brick and tile construction ... tick! Location, location ... tick! Downsizing ... tick! Investment ... tick!

The sunny open plan living/dining is welcoming with the bay window and flows through to the kitchen. The main bedroom is north facing with built-in robes and ceiling fan. The second bedroom also has a built-in robe, fan and aircon, so with ceiling fans in the living/dining, the summer months will be very comfortable.

There is an internal laundry with 2nd toilet, and the single auto garage has internal access into the villa.

The compact rear courtyard is relaxing and extremely private and enjoys gated access around to the front of the villa.

With only 3 villas in this strata complex, there is a nice neighbourly feel and the location close to the very popular Kororo Public School, sports ground, and unspoilt beaches, speaks for itself. The property offers great value in this popular northern beaches suburb and with a rental appraisal of \$430-450 per week, the return will stack up for an investor.

Strata fees \$4153 pa
Council rates \$2592 pa

Disclaimer: Agent does not guarantee accuracy of the information. Purchasers need to make their own independent enquiries.

Listed By

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Open for Inspection

By Appointment.

