



4 Avoca Valley Way Kincumber, NSW



### Private 3-acre property with tennis court

Wrapped in absolute privacy and located in the secure Avoca Valley enclave, this wonderful sun-filled north-east facing property on just over 3 acres, is the ultimate family entertainer.

Set well back on the acreage, which is comprised of an even mix of cleared land and serene natural bushland, the home showcases expansive living options with separate lounge, family and rumpus rooms, all boasting a delightful outlook via floor to ceiling windows to the picturesque natural surrounds. Features also include the large family-sized kitchen which opens out to the living and dining areas and flows to the covered wrap-around deck; the perfect place for entertaining, basking in the sun or cheering on the tennis match below.

**Price:** Contact agent  
**Council Rates:** \$2,033.88/year (approx)  
**Water Rates:** \$684.16/year (approx)



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FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of water elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

54 Boundary Road, Kincumber



STONE



The site plan and floor plan are not to scale, measurements are indicative and in metres. Shades and lines are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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