



27 Melrose Avenue Gorokan, NSW

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Exquisite family home

Discover the perfect blend of comfort and style with this stunning four bedroom home. The kitchen boasts stone benchtops, a dishwasher and modern finishes. The tiled roof has been beautifully restored, separate garage comes with ample storage space, plumbing and electricity. Undercover area provides the ideal setting for relaxation and entertainment. Just a short stroll to schools, shops and lake. Don't miss the chance to make this your dream home!

- * Four bedroom, renovated ensuite to master
- * Modern kitchen, stone benchtops, dishwasher
- * Separate lounge, dining, family room, plantation shutters
- * Undercover entertainment area, low maintenance yard
- * Side access to single garage, workshop area
- * Estimate rental return \$640.00 - \$650.00
- * Fully fenced 607sqm block, room for boat, trailer
- * Short stroll to lake, shops, transport and schools

Price: \$855,000
Council Rates: \$1,370.00/year (approx)
Water Rates: \$994.00/year (approx)



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27 Melrose Avenue
Gorokan



Site Plan



Internal Area: 133 sqm
External Area: 49 sqm
Garage Area: 41 sqm
Total Area: 223 sqm

PLEASE NOTE: These Floor and Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy, sizes and dimensions are approximate, actual may vary.