



23 Avoca Drive Kincumber, NSW

5 2 2

Exceptionally Built Home with Endless Potential!

Nestled on a generous 1024sqm block, 23 Avoca Drive, Kincumber, is a versatile haven with endless possibilities. Zoned R2, this property presents an exciting opportunity for a home-based business, boasting prime exposure on the main street while offering a serene retreat set back from the road.

This architecturally designed passive solar home harnesses the power of nature to enhance energy efficiency and minimise running costs. Solid construction adorned with slate and timber floors, the home seamlessly integrates with its surroundings. Embracing a northerly aspect, it welcomes abundant natural light while strategically designed to capture the winter sun and stay cool during warmer months.

Venture upstairs to find a unique layout featuring raked ceilings and two bedrooms on the mezzanine level, bathing in sunlight and offering a sense of tranquility....

... Additional highlights include the potential for a granny flat (STCA), entry through grand double doors, a cosy combustion fireplace, a well-appointed kitchen, and an informal dining/family area. With a master bedroom boasting an ensuite and walk-in robe, plus a total of...

Price: Contact Agent
Council Rates: \$471.38 p/q
Water Rates: \$248.51 p/q



David Lyle
0408 440 010

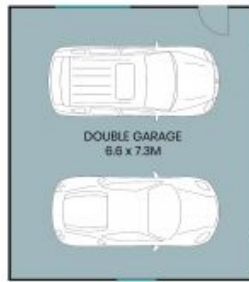


Samantha Washington
0401 785 592

23 Avoca Drive
Kincumber



Ground Floor



Ground Floor



First Floor



Site Plan

Internal Area: 218sqm
External Area: 28sqm



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees 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.