



### 1/12 Hawthorn Place Mardi NSW

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Tastefully updated and immaculately presented, this impressive two-storey duplex offers a comfortable floor plan, a private position and a great opportunity for the home buyer or the investor.

The home features 3 bedrooms, 2 with robes and A/C, light and bright open plan living also with A/C, a neat galley style kitchen, a private fully fenced yard, internal laundry with 2nd toilet and a single lock up garage.

Freshly updated with paint, floor coverings, light fittings, bathroom vanity, appliances, and air conditioning the home is ready to move in or for the investor to rent straight out.

Investors looking for a great investment can expect a return in the vicinity of \$400 - \$410 per week.

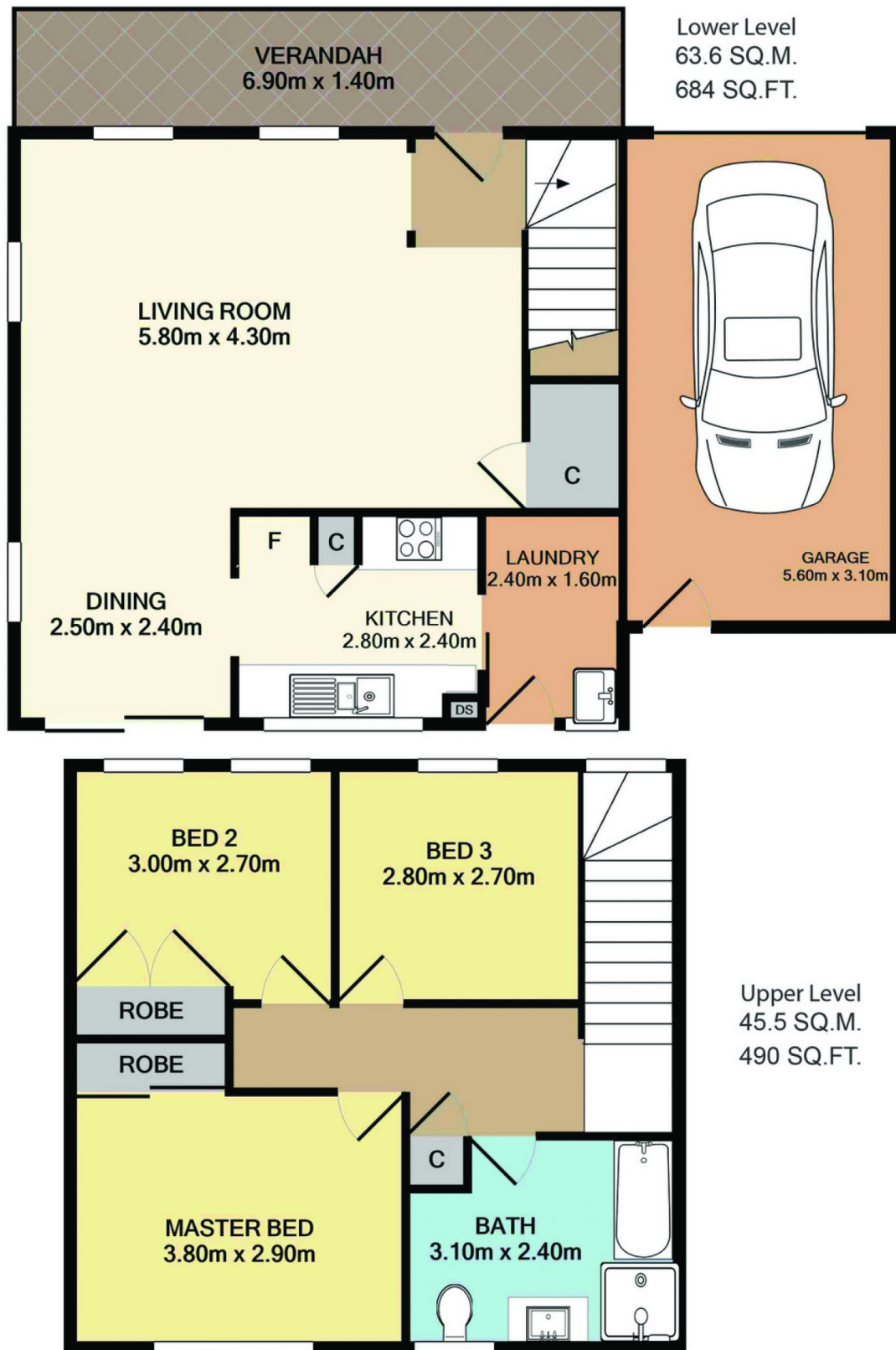
**Price** : \$ 436,000  
**Land Size** : 318 sqm  
**View** : <http://www.coastwidefn.com.au/sale/nsw/central-coast-region/mardi/residential/semi-detached/5624283>



**Adrian Simpson**  
 02 4353 1999

<http://www.coastwidefn.com.au>

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Total Approx. Floor Area 109.1 SQ.M. 1175 SQ.FT.

Measurements are approximate. Not to scale. For illustrative purposes only. Boundaries are approximate.



## SITE PLAN

