



### 1/4 Hawthorn Place Mardi NSW

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This well-positioned duplex, boasts a large corner block opposite the park and community swimming pool presenting an excellent opportunity for the investor or home buyer.

The two-storey floor plan offers downstairs living including a light and bright lounge room, dining off the galley style kitchen plus a laundry with a 2nd toilet.

Upstairs features 3 bedrooms, 2 with robes plus the main bathroom.

Externally there is a single lock up garage, private rear courtyard, sunny front verandah plus generous yard & garden space off the side of the home.

For the investor the property is currently returning \$480 per week with tenants on lease until July 2023. For the home

**Price** : \$ 595,000

**Land Size** : 327 sqm

**View** : <https://www.coastwidefn.com.au/sale/nsw/central-coast-region/mardi/residential/townhouse/7453068>



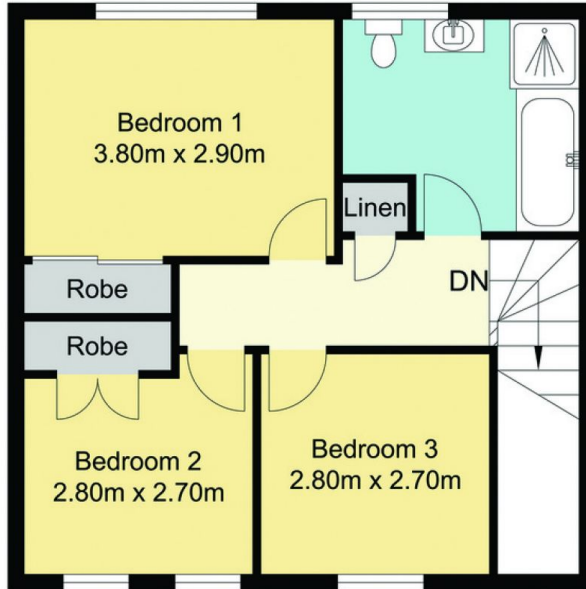
**Adrian Simpson**  
02 4353 1999



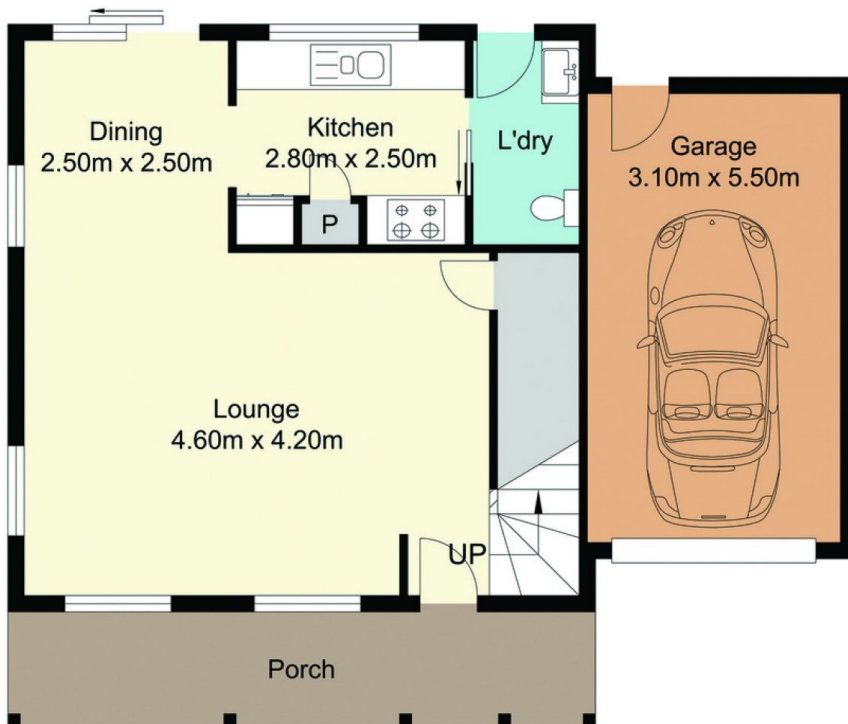
**David Manuelle**  
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<https://www.coastwidefn.com.au>

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First Floor



Ground Floor

Total Approx. Floor Area **112.00 sq.m.**

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