

Information from the Vendor

3-5 Hough Street, Tea Gardens

- Land area 1556 sqm
- Zoning R2
- 2 titles
- Quiet part of town
- Sporting fields opposite property
- 300 metres walk from river
- Quick easy walk to RSL club/bowling club and to Pub and café/restaurants
- 3 min drive to Coles and Medical centre
- 35 mins to Newcastle airport
- 6 mins drive to Pacific Highway

Possible division to 5 lots - 300sqm each if lots combined

Possible boundary adjust of titles to make each title have two dual occupancies
750sq each with balance of land as battle axe

House is constructed with cladding of aluminium that only required a hose off
intermittently, nil painting;

There is a new colorbond roof on the lower part and a new trim deck roof on
the garages;

The roof on the second storey has been checked and found to be in good
condition;

All gutters are in good condition;

Some of the stormwater is diverted to a rain garden and some grey water is
also diverted to the front garden;