



### 2/16 Wagners Place MARDI NSW

3 1 1

Located in a quiet cul-de-sac, this two storey duplex features three bedrooms, two with built-ins, internal laundry with second toilet, single lock-up garage with internal access, reverse cycle air conditioning and a private fully fenced yard.

**Land Size** : 221 sqm  
**View** : <https://www.coastwidefn.com.au/sale/nsw/central-coast-region/mardi/residential/house/5623368>

This is a prime opportunity to purchase a property that you can add value to by simply giving it a facelift and doing some minor repairs.

Located in the Cobbs Village estate the property enjoys the use of a community swimming pool, tennis court & parkland areas.

With minimal outgoings and a potential rent return of \$360 per week, this property presents an excellent opportunity for the home buyer or investor.



**Adrian Simpson**  
02 4353 1999

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

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