



**1/16 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 and a private fully fenced yard.

**Price** : \$ 370,000  
**Land Size** : 221 sqm  
**View** : <https://www.coastwidefn.com.au/sale/nsw/central-coast-region/mardi/residential/semi-detached/5623414>

This is a prime opportunity to purchase a well maintained property in a sought after location within close proximity to schools, Westfield Shopping Centre and the M1 motorway access.

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 \$370 - \$380 per week, this property presents an excellent opportunity for the home buyer or investor.



**Adrian Simpson**  
**02 4353 1999**

# Ground Floor



# 1st Floor



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