



**10/1A Woodbury Park Drive Mardi NSW**

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Located opposite Westfield Tuggerah, moments from the M1 Motorway on ramp and only a short walk to Tuggerah Station, this modern three storey townhouse is an ideal property for the savvy investor looking to capitalise on a great property in a premium location.

**Price** : \$ 437,000  
**Land Size** : 183 sqm  
**View** : <https://www.coastwidefn.com.au/sale/nsw/central-coast-region/mardi/residential/townhouse/5623559>

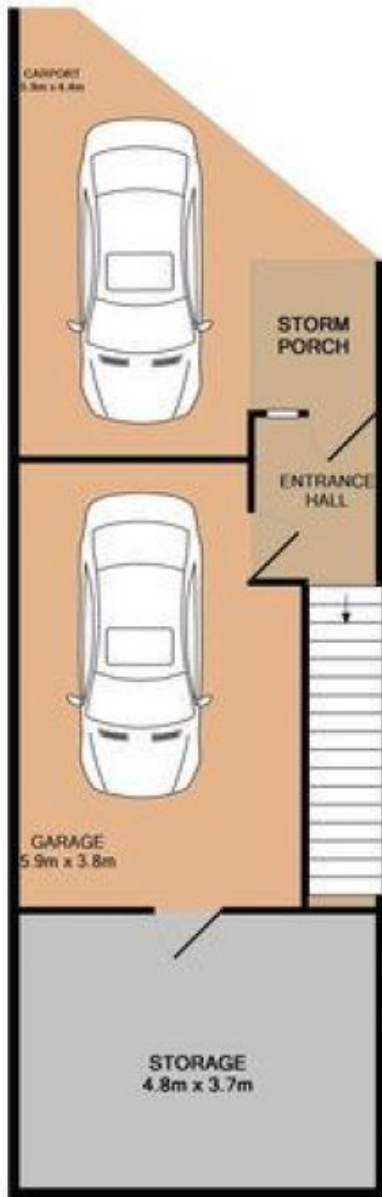
Completed in 2012, the home offers a spacious and stylish tri-level design.

The ground floor comprises a single lock up garage with automatic door, huge storage area and the entry foyer.

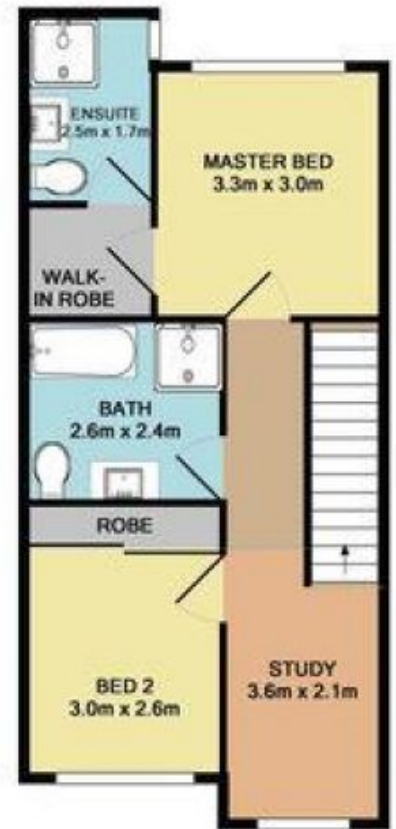
The 1st floor offers lounge and dining rooms separated by a modern kitchen with stainless steel appliances and gas cooking plus the laundry with an extra toilet. A private courtyard off the lounge and a balcony off the dining ensure there is ample outdoor living space.



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



**Lower Level**  
 67.8 SQ.M.  
 730 SQ.FT.



**Upper Level**  
 46.2 SQ.M.  
 497 SQ.FT.

**Total Approx. Floor Area 167.2 SQ.M. 1799 SQ.FT.**

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

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Boundaries are approximate

**Mardi**