



10 Kanning Avenue Gymea Bay, NSW



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## Dual Potential

- Lovingly cared for by one owner for 40 years
- Bring your own ideas and energy to refresh or start over
- Updated bathroom and separate toilet
- Skylit kitchen, timber floors, ceiling fans
- Generous workshop
- Double garage with automatic door
- Zoned for Gymea Bay Public School and moments to Port Hacking High School
- Walk to childcare, park, shops and the waterfront

**Price:** Price on request

**Council Rates:** \$567.40/year (approx)

**Water Rates:** \$330.00/year (approx)

**Harwood**  
PROPERTY AGENTS

**Lucas Harwood**

0431 001 001



**SITE PLAN (NOT TO SCALE)**

**GROUND FLOOR**

ADDRESS:

**10 Kanning Avenue, Gymea Bay**

DISCLAIMER: THIS IS FOR ILLUSTRATIVE PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT CONSTITUTE PART OF ANY LEGAL DOCUMENTS.

