



### 24A Cabbage Tree Palm Crescent Pelican NSW

3 2 1

This modern Torrens titled home is positioned in a convenient location less than 800 metre walk to the crystal clear waters of Swansea Channel, with the beautiful Pelican Foreshore, Beach area, playground and Boat ramp to enjoy at your leisure.

The split level home features ducted air conditioning throughout ensuring year round comfort.

All three bedrooms are ample, each with built ins and ceiling fans.

The main is located on the top floor and has its own ensuite bathroom and private balcony.

The kitchen has brand new dishwasher and cooktop and has ample bench space and nice big breakfast bar.

The open plan living and dining flows to the large tiled deck with a bushland reserve outlook.

Walk to shops, schools, Channel and Nine Mile Beach, everything is nearby.

**Price** : \$980,000 to \$1,045,000

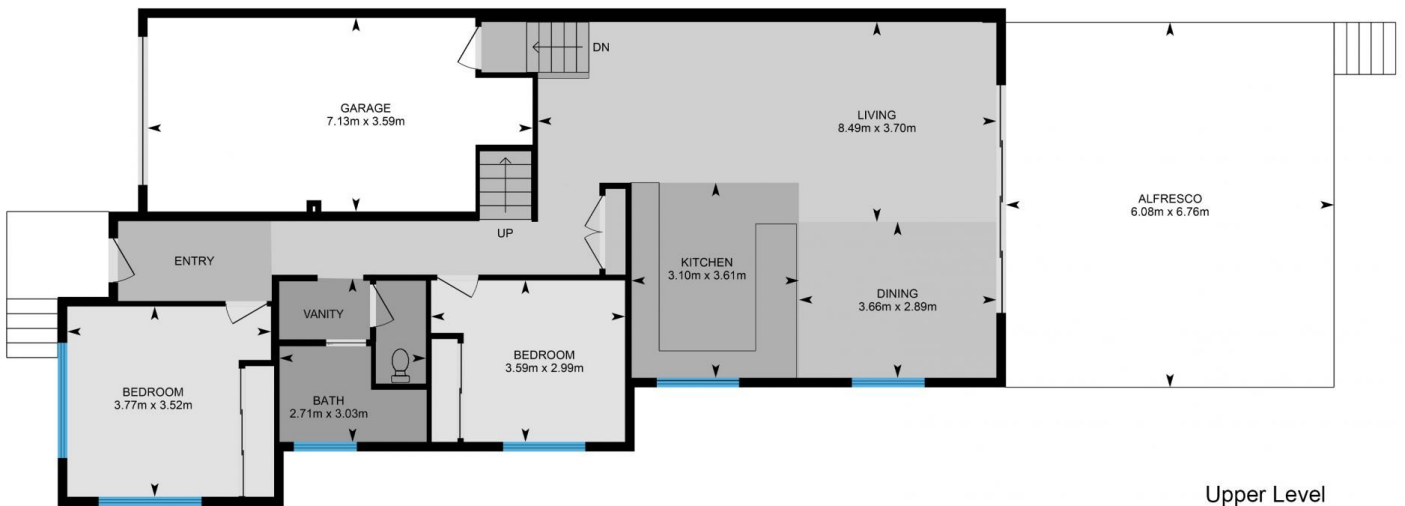
**View** : <https://www.andrewmcgrathfn.com.au/sale/nsw/lake-macquarie-east/pelican/residential/house/7943388>



**Andrew McGrath**  
**(02) 4972 1066**

# 24A Cabbage Tree Palm Cres, Pelican, NSW

Main Floor Interior Area 98.34 m<sup>2</sup>

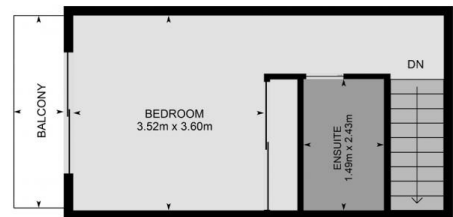


Site Plan  
Front



Back

Upper Level



Measurements are approximate and are to be used only as a guide

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