

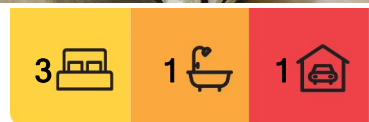
Berkeley Vale, 85 Platypus Road

Well-Presented Home with Pool, Deck, and More

Step into this beautifully presented 3 bedroom residence, designed to offer the perfect blend of indoor and outdoor living. Tastefully renovated and move in ready, this home features a spacious open plan layout that seamlessly connects a modern living area with an expansive outdoor entertainment space. With a large, covered deck, sparkling pool, cozy spa and versatile additional spaces, you will find everything here for family relaxation, productivity, and gatherings. Your first summer here will be one to remember!

Key Features You Will Love:

- * Move In Ready with Modern Updates ‐ Recently renovated with stylish touches throughout, providing a blank canvas for you to add your own flair and personality.
- * Sparkling Pool & Spa ‐ North facing and bathed in sunlight all day, perfect for lounging and entertaining. Plus, unwind in the spa beneath a beautifully sheltered gazebo.
- * Modern Kitchen ‐ A culinary delight featuring 40mm granite benchtops, premium appliances, a gas stovetop, and ample storage space.
- * Spacious Floor Plan ‐ Open kitchen, living, and dining areas flow out to the



For Sale
Please Call

View
ljhooker.com.au/WDTGJF

Contact
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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Tumby Umbi | Killarney
Vale | Bateau Bay
(02) 4389 1722**

- stunning covered entertainment deck, creating a true indoor outdoor lifestyle.
- * Three Bright Bedrooms – Each room is filled with natural light and equipped with built in robes for convenience.
 - * Renovated Bathroom – Freshly updated with floor to ceiling tiles and a sleek floating vanity.
 - * Flexible Studio and Study Space – Additional studio space perfect for a home office, creative studio, or extra living area, plus a dedicated study space for working or studying from home.
 - * Fully Fenced Yard – Safe, secure, and ideal for children and pets, complete with off street parking.
 - * Generous 652 sqm Level Block – A spacious, level block with room for the whole family.
 - * Prime Location – Located in a friendly community, just minutes from shops, schools, public transport, and the Lakedge cycleway reserve, providing unmatched lifestyle convenience.
 - * Additional Features – Air conditioning, ceiling fans, and a 10kW solar system for energy efficiency.
- Do not let this incredible opportunity slip by!

Reach out now to learn more or schedule your inspection. Contact Regan today and make this dream home your reality.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans are indicative of the property and for illustrative purposes only. Any development potential stated herein is suggestive only and may be subject to relevant approvals, as such it is not to be relied upon. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.

More About this Property

Property ID	WDTGJF
Property Type	House
Land Area	652 m²

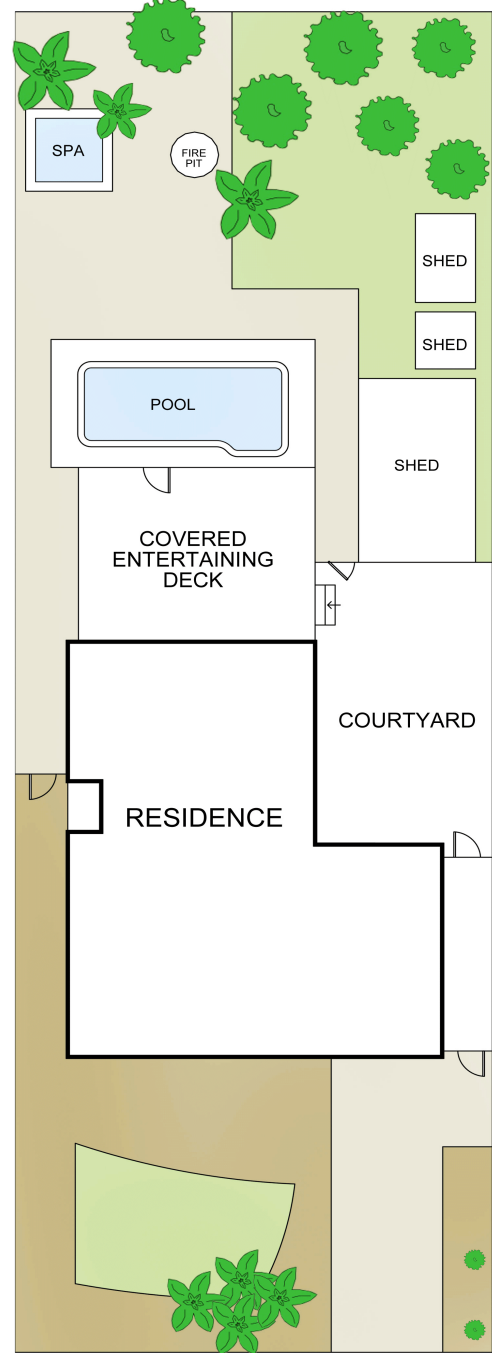
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0 1 2 3 4 5
SCALE (METRES)

EXT : 103m² NOT TO SCALE

NOT TO SCALE

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