

118 Birdwood Drive, Blue Haven

## Endless Possibilities - Potential Dual Living

Set on a massive 891sqm block is this unmissable opportunity with oodles of potential.

The double storey residence offers a chance to be able to craft your dream home with some finishing touches.

Upstairs has 3 bedrooms, spacious living and dining, kitchen with butler's pantry, updated bathroom and covered entertaining decks at front and rear.

Downstairs has loads of living space, massive bedroom, kitchen and full bathroom.

The backyard is perfect for the entertainer with tropical inground pool complete with cabana, 6.4 x 6.7m storage area and heaps of space for the kids and pets. Parking is also convenient with dual access driveway perfect for those with cars, boats and caravans.

Additional features include timber flooring, air conditioning and solar panels.

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**FOR SALE**  
\$880,000 - \$950,000

**VIEW**  
Sat 11th Apr @ 11:00AM - 11:30AM

**AGENTS**  
William Davies  
0422 082 993  
wdavies.budgewoi@ljhooker.com.au

Damian Montgomery  
0414 856 932  
dmontgomery.budgewoi@ljhooker.com.au

**AGENCY**  
LJ Hooker Budgewoi | Toukley  
(02) 4390 5555

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Located in a quiet street with waterfront park only 100m away, shops & schools close by, this is the perfect chance to create something truly special. Contact William Davies on 0422 082 993 to arrange your inspection.

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## MORE DETAILS

Property ID	NK6HPC
Property Type	House
Land Area	891 m2
Including	Air Conditioning Toilets (2) Pool Balcony Deck Outdoor Entertaining Floorboards Built-in-Robes Solar Panels

### William Davies 0422 082 993

Sales Agent - Licensed Agent | [wdavies.budgewoi@ljhooker.com.au](mailto:wdavies.budgewoi@ljhooker.com.au)

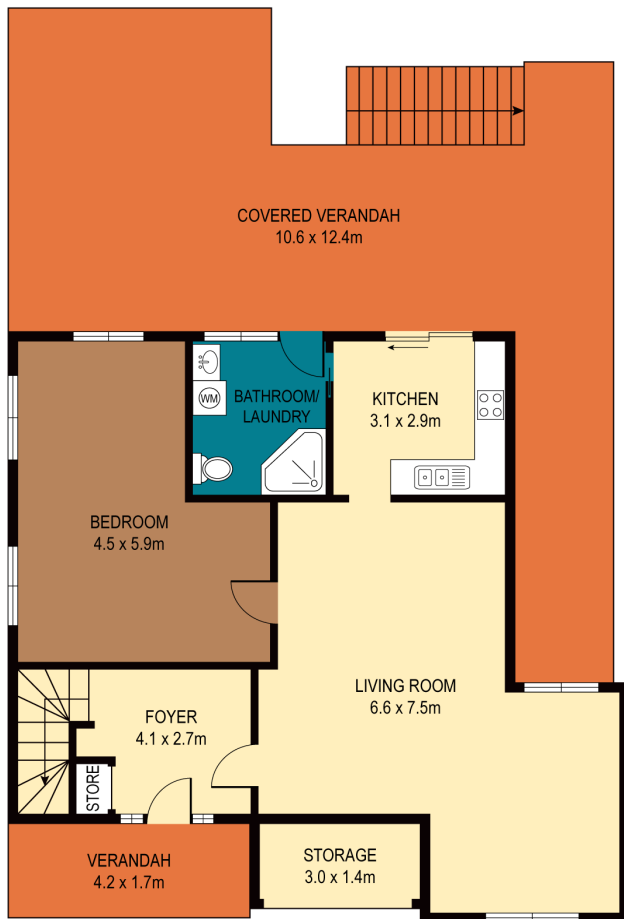
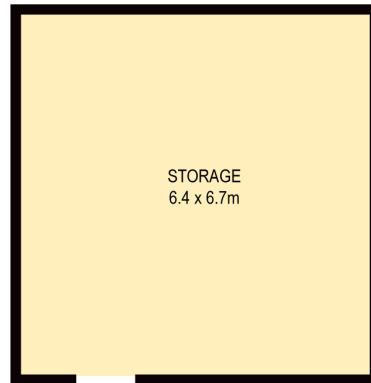
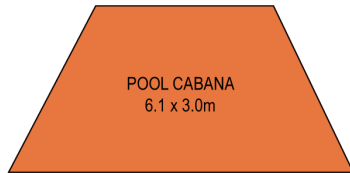
### Damian Montgomery 0414 856 932

Principal, Licensed Agent, JP | [dmontgomery.budgewoi@ljhooker.com.au](mailto:dmontgomery.budgewoi@ljhooker.com.au)

### LJ Hooker Budgewoi | Toukley (02) 4390 5555

85-87 Scenic Drive, BUDGEWOI NSW 2262  
[budgewoi.ljhooker.com.au](http://budgewoi.ljhooker.com.au) | [budgewoi@ljhooker.com.au](mailto:budgewoi@ljhooker.com.au)





GROUND FLOOR



FIRST FLOOR

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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