



12A Fourth Street, Boolaroo

PICK UP YOUR TROUBLES AND THROW THEM AWAY.....

when you purchase this very well presented modern easy-care home perfectly located close to shopping, transport, schools and Lake Macquarie. Bright open plan living that is enhanced by high raked ceilings.

Three large bedrooms, quality kitchen and bathroom. Level fully fenced landscaped garden along with lock up garage. The perfect haven that should appeal to retirees, empty nesters and first home buyers.

A list of extras includes air conditioning, timber floors, covered front decking area with sunny north aspect. The house enjoys ultimate privacy with "Battle-axe" configuration and easy access down a wide driveway. A rare chance to own a modern easy care home at a price rarely seen in such a sought-after suburb.

- Includes second toilet
- Garage and two car spaces
- Walk to shops
- Quiet location
- Private
- Approx. 15 years old

3 1 1

FOR SALE
\$810,000

AGENTS

David Magin
0412 685 917
david.magin@ljhooker.com.au

Maya O'Brien
0423 962 399
maya.obrien@ljhooker.com.au

AGENCY

LJ Hooker Lake Macquarie
(02) 4915 3800

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

- Well presented
- Air conditioning
- Built-ins
- Timber floors
- Nothing to spend

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

MORE DETAILS

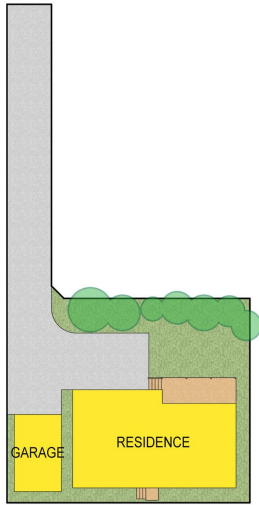
Property ID	ZCAF7Q
Property Type	House
Land Area	438.8 m2
Including	Toilets (2)
	Dishwasher
	Built-in-Robes
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Outdoor living
	Storage

David Magin 0412 685 917
 Senior Sales Executive | david.magin@ljhooker.com.au
Maya O'Brien 0423 962 399
 Sales Associate | maya.obrien@ljhooker.com.au

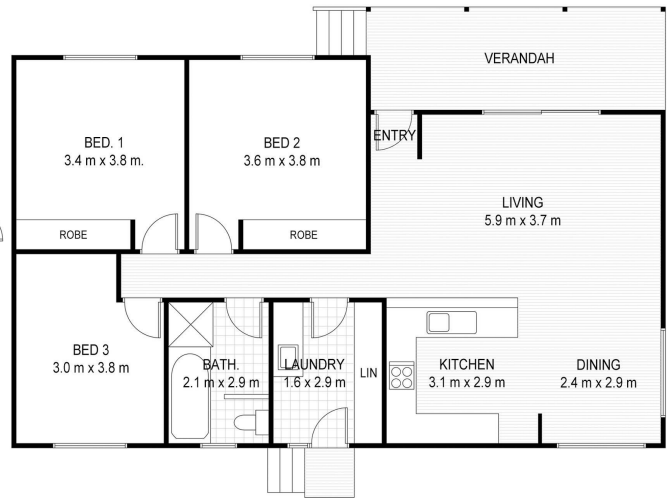
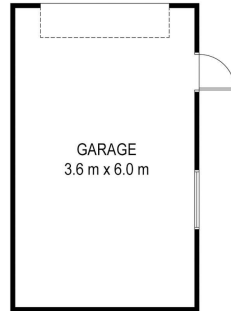
LJ Hooker Lake Macquarie (02) 4915 3800
 Shop 12, 240-260 Hillsborough Road, WARNERS BAY NSW 2282
 lakemacquarie.ljhooker.com.au | warnersbay@ljhooker.com.au



FOURTH ST



Site Plan
Not to Scale



Floor Plan
Total Approx. Internal Floor Area: 116 sqm



12A Fourth St
Boolaroo



Measurements and direction of north are approximate and are to be used as a guide only.