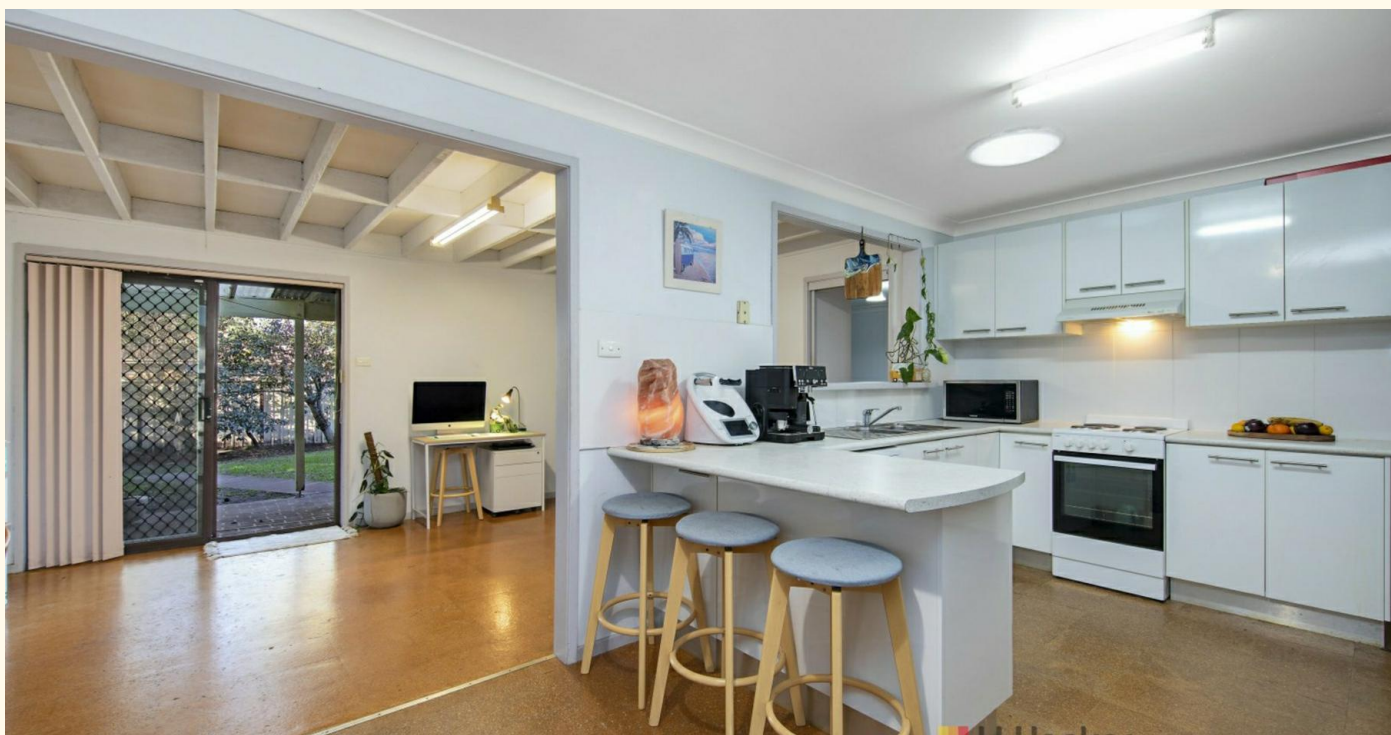




49 Delia Avenue, Budgewoi

## PRICED TO SELL! Perfect Family Home

Set in the heart of Budgewoi is this family home perfect for those looking at raising a family or wanting space to entertain.

The 4 bedroom brick and tile home features built in robes to 3 bedrooms, open plan living and dining, large rumpus room, neat and tidy kitchen, polished timber flooring, air conditioning, covered outdoor entertaining area and single garage with internal access via laundry. The spacious level backyard is perfect for kids and pets.

The home is centrally located with Budgewoi Lake, local shops, schools, sporting fields and some of the Central Coasts best beaches only moments away. This is sure to be snapped up! Contact William Davies on 0422 082 993 to arrange your inspection!

**DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Budgewoi | Toukley does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

4 1 1

**FOR SALE**  
\$790,000 - \$850,000

**VIEW**  
By Appointment

**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**

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | NR5HPC               |
| Property Type | House                |
| Land Area     | 556 m2               |
| Including     | Air Conditioning     |
|               | Toilets (1)          |
|               | Outdoor Entertaining |
|               | Floorboards          |
|               | Built-in-Robes       |
|               | Secure Parking       |

### William Davies 0422 082 993

Sales â€” 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

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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.

## 49 Delia Avenue Budgewoi

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