

## Budgewoi, 51 Delia Avenue

More Than Meets The Eye!

This neat family home, set in the heart of Budgewoi featuring all you need for the growing family or savvy investor!

Offering 3 good sized bedrooms all equipped with built-in robes, well-appointed kitchen overlooking the backyard, air conditioning, covered rear deck for entertaining, PLUS - an air conditioned studio for the teenager or office retreat!

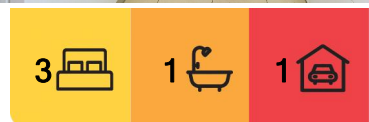
Close to local shopping, Budgewoi Soccer Club & sporting fields, amenities, surfing beaches, restaurants & cafes plus less than 10 minutes drive to the M1 & approx. 70 minute drive to Sydney CBD.

The ideal option to enter the market, or smart rental earner in a proven lucrative suburb. Be quick!

- Separate Studio for teenage retreat or work from home space
- 3 Bedrooms, all with built-In robes
- Well-appointed kitchen with ample storage



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/N1RHPC](http://ljhooker.com.au/N1RHPC)

**Contact**  
**Kimberly Bell**  
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**Damian Montgomery**  
0414 856 932  
dmontgomery.budgewoi@ljhooker.com.au

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

- Air-conditioning & Ceiling fans
- Private rear yard with covered entertainment deck
- Single Carport + Off street parking
- Side access
- Good sized garden shed
- Short distance to cafes, transport, shopping, sporting fields, lake, clubs, surfing beaches & M1 Motorway

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## More About this Property

<b>Property ID</b>	N1RHPC
<b>Property Type</b>	House
<b>Land Area</b>	556 m2
<b>Including</b>	Air Conditioning Toilets (1) Studio at rear

### Kimberly Bell 0410 437 031

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

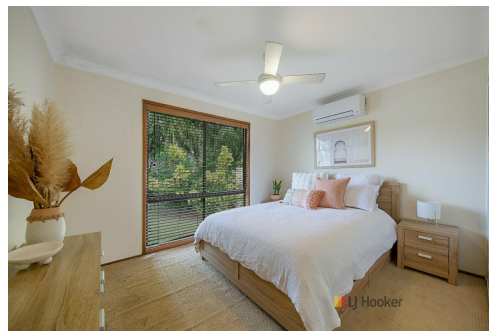
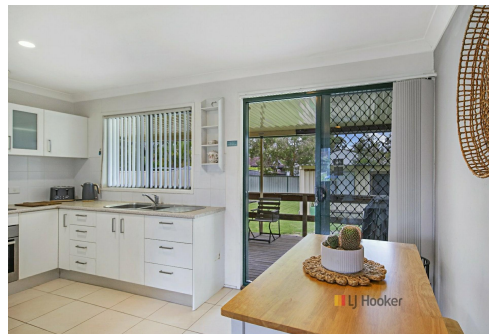
### Damian Montgomery 0414 856 932

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

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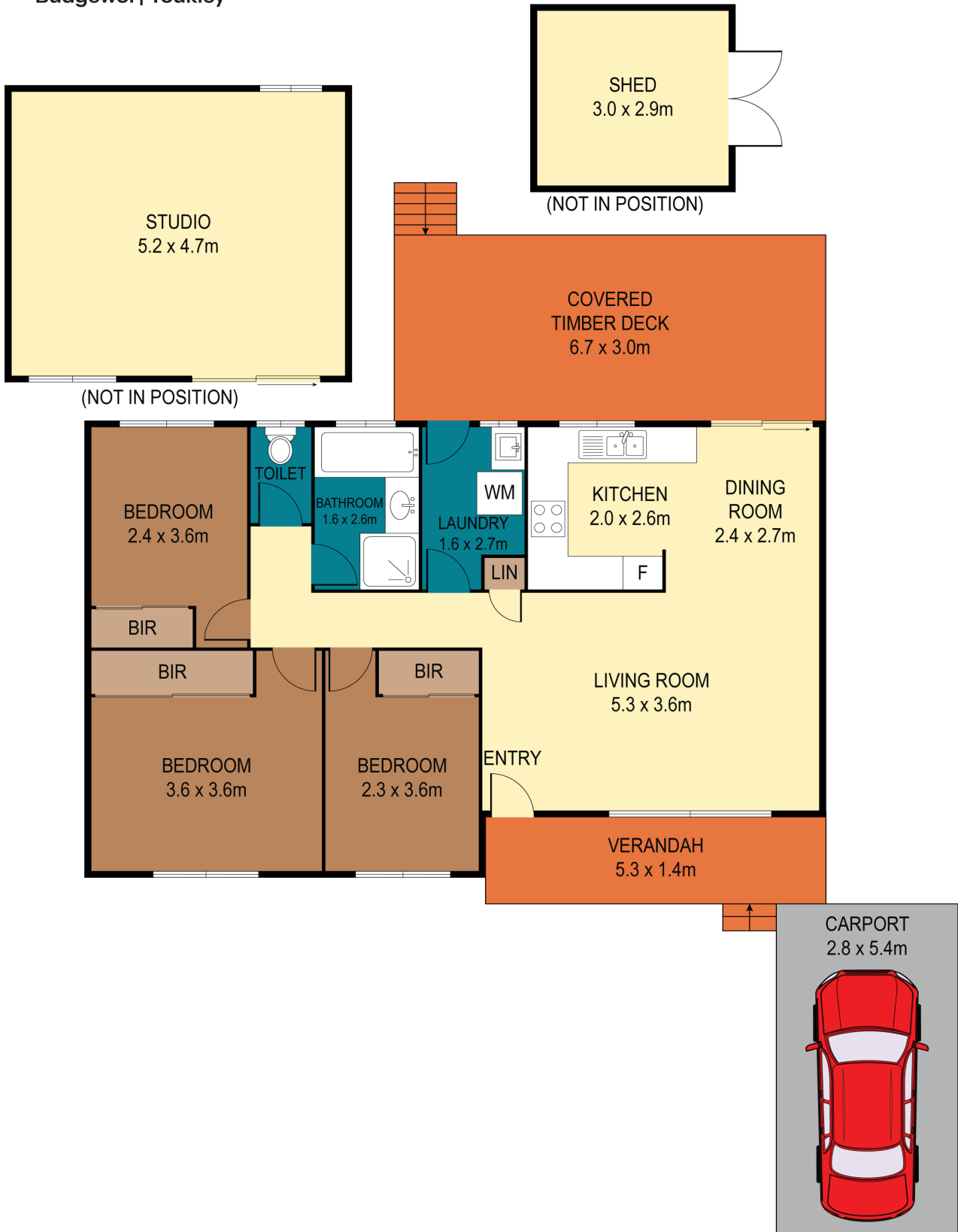
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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