



6 Tuggerah Circuit, Flinders

## IT IS HUGE! you need to come have a look

Welcome to 6 Tuggerah Circuit, Flinders - a well-appointed family home offering generous space, comfort and practicality.

Featuring three exceptionally large bedrooms, this home provides plenty of room for the whole family. The bright and airy living area is complemented by a separate dining room, creating a welcoming space for everyday living and entertaining. Ducted heating and cooling ensure year-round comfort, while the internal laundry with access to the double garage adds to the home's convenience.

Step outside to discover a fully fenced yard, providing a secure space for children and pets. The outdoor entertaining area is ideal for summer barbecues and gatherings. A workshop and separate shed provide additional storage and space for hobbies, with pedestrian side access and an outdoor aviary adding further appeal.

The property also features a remote-controlled garage, providing secure parking for two vehicles.

Set on a generous 556.1sqm block with a building area of 221sqm, this north-facing home also includes a water tank, adding to its

3 1 2

### FOR SALE

Guide \$1,050,000- \$1,150,000-

### VIEW

Sat 31st Oct @ 9:30AM - 10:30AM

### AGENTS

Craig Hyde  
0404 497 521  
chyde.albionparkrail@ljhooker.com.au

### AGENCY

LJ Hooker Albion Park Rail  
(02) 4256 3344

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practicality.

Conveniently located close to local schools, including Flinders Public School, nearby parks and playgrounds, local shops and public transport, the home also offers easy access to Shellharbour's shopping precinct, beautiful beaches and surrounding coastal attractions.

Council rates = \$2,492.64 PA

With a price guide of \$1,050,000 - \$1,150,000, this property presents an appealing opportunity for families seeking generous indoor and outdoor space in Flinders.

Contact Craig Hyde from LJ Hooker Albion Park Rail today to arrange an inspection on 0404 497 521 or [chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au)

## MORE DETAILS

|               |                                                                                                                                                                                                                                       |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property ID   | MX8G55                                                                                                                                                                                                                                |
| Property Type | House                                                                                                                                                                                                                                 |
| House Size    | 221 m2                                                                                                                                                                                                                                |
| Land Area     | 556.1 m2                                                                                                                                                                                                                              |
| Including     | Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Toilets (2)<br>Outdoor Entertaining<br>Workshop<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage<br>Water Tank<br>pedestrian side access<br>outdoor avery |

**Craig Hyde 0404 497 521**

Director/Area Specialist | [chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au)

**LJ Hooker Albion Park Rail (02) 4256 3344**

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