

1 Avery Close, Kilaben Bay

## BRICK AND TILE BEAUTY WITH THE SHED!

Welcome to 1 Avery Close, Kilaben Bay. This single level three bedroom home boasts one of the best sheds you could ask for. Set in the quiet pocket of Kilaben Bay and on a corner block this property is just a short stroll to lake reserves and parks. A single garage off Avery Close and off Kilaben Road the 6m x 12m approx shed with nearly 3.5m of height clearance allows you to store large boats, caravans and cars in a secure lock up shed. Set in the blue ribbon suburb of Kilaben Bay, this home will not last long!

Features Include:

- Single level three bedroom home set on an approx. 696sqm corner block
- 11.9m x 6.5m shed with 3.47m approx door height clearance
- Kitchen and dining room flows out to sunny timber deck
- Zoned for the popular Coal Point Public School
- Fully fenced yard with established privacy hedges
- Less than 100m to Lake reserves
- 2.8km to Toronto CBD, Cafes and Restaurants

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

3 1 5

**FOR SALE**  
Buyers Guide \$899,000

**VIEW**  
By Appointment

**AGENTS**  
Callan O'Reilly  
0412 168 303  
callan.oreilly@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**

## MORE DETAILS

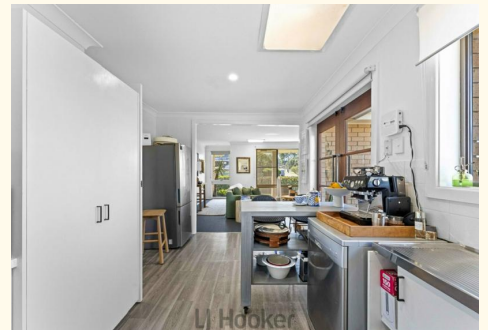
Property ID                   ZH9F7Q  
Property Type               House  
Land Area                   695.6 m2  
Including                      Toilets (1)

**Callan O'Reilly 0412 168 303**

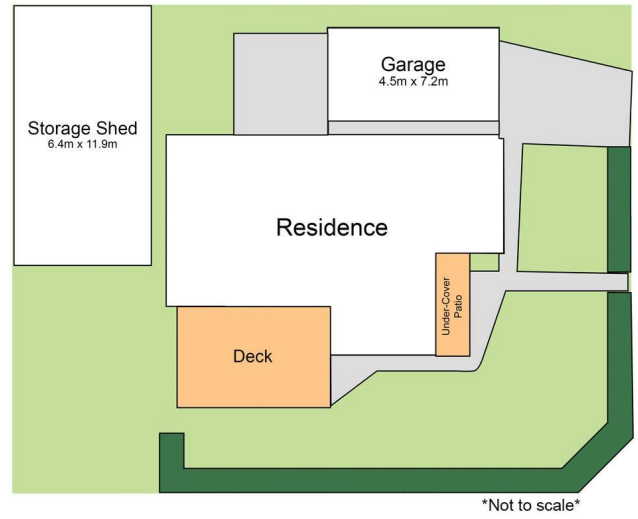
Sales Executive | [callan.oreilly@ljhooker.com.au](mailto:callan.oreilly@ljhooker.com.au)

**LJ Hooker Lake Macquarie (02) 4915 3800**

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Kilaben Bay



Total Internal Floor Area: 104m<sup>2</sup>

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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