



17 South Street, Killarney Vale

Torrens Title Duplex —Close to Shops!

Situated in a sought-after suburb within walking distance of Killarney Vale Village Shopping is this well-presented Torrens Title Duplex.

Empty and ready to occupy now.

This could very well make for your ideal first home in a blue-chip family suburb, investment property or downsizer.

Offering:




- Three-bedroom layout with generous living space.
- Built ins to two of the three bedrooms plus an ensuite to the main.
- Kitchen with plenty of storage, modern appliances with gas stove.
- Main bathroom with separate bath and shower.
- conditioned living area with floating flooring.

Outdoors offers a sunny courtyard with enough space for an outdoor setting and low maintenance grounds.

There is a lock up garage that features a laundry at the rear.

Move in ready!

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.

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FOR SALE
\$800,000 - \$850,000

AGENTS

Justin Bond
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justin.bond@ljhooker.com.au

Belinda Bond
0400 544 557
belinda.bond@ljhooker.com.au

AGENCY

LJ Hooker Tumby Umbi | Killarney Vale |
Bateau Bay
(02) 4389 1722

 **LJ Hooker**

The Location:

- 550 m walk to Killarney Vale Public School.
- 120 m walk to Coles Killarney Vale and Village Shops.
- 510 m walk to Tuggerah Lakes and Cycleway.
- 2.4 kms to Bay Village Square.
- 2.2 kms to Tuggerah Lakes Secondary College.
- 2.7 kms to Shelly Beach Golf Club & Beach.
- Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

Be quick to contact Justin or Belinda for further information.

Available to view by appointment or as advertised.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans are indicative of the property and for illustrative purposes only. Any development potential stated herein is suggestive only and may be subject to relevant approvals, as such it is not to be relied upon. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.

MORE DETAILS

Property ID	WPKGJF
Property Type	DuplexSemi-detached
Land Area	392 m2

Justin Bond 0406 999 007

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Belinda Bond 0400 544 557

Principal - Licensee | belinda.bond@ljhooker.com.au

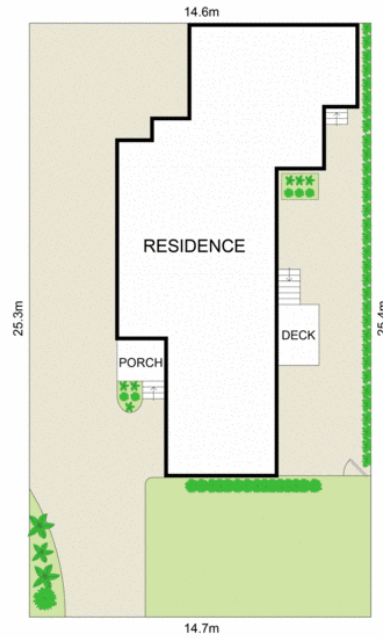
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Shop 2, 140 Wyong Road, KILLARNEY VALE NSW 2261
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FLOOR PLAN



SITE PLAN

0 2 4 6 8 10 METRES

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



INT : 124m²
EXT : 53m² NOT TO SCALE

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