



1/4-6 Patricia Street, Killarney Vale

Privately Set Villa!

Privately set at the rear of the block in a small strata title complex of 4 properties is this well-presented brick and tile villa.

This could be the ideal entry level opportunity to the Killarney Vale market, downsizer or investment property.

Neat and tidy in presentation but still leaving an opportunity to add value through cosmetic updates and recently benefiting from roof restoration.

Featuring:

- conditioned living area with adjoining dining space.
- Updated kitchen with heaps of storage and modern appliances including dishwasher.
- Two bedrooms and both with built in robes.
- Updated bathroom and separate toilet.
- Internal laundry with courtyard access.
- Linen storage.

A single lock up garage takes care of the vehicle accommodation, plus there is a good-sized courtyard area plus shed for additional storage.

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FOR SALE

Price Guide: \$650,000

AGENTS

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Belinda Bond
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AGENCY

LJ Hooker Tumby Umbi | Killarney Vale |
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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.



The Location:

- 400 m to Brooke Avenue Public School.
- 400 m to Coles Killarney Vale.
- 2.6 kms to Tuggerah Lakes Secondary College (The Entrance Campus)
- 5.4 kms to Tuggerah Lakes Secondary College (Berkeley Vale Campus)
- 2.6 kms to Shelly Beach and Golf Course.
- 2.6 kms to Bateau Bay Square Shopping Centre.
- Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motorway.

Key Details:

- Strata Fees: \$880 per quarter

Ready for you to move in and make your own!

For more information be sure to reach out to Justin or Belinda today!

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 WS4GJF
Property Type House

Justin Bond 0406 999 007

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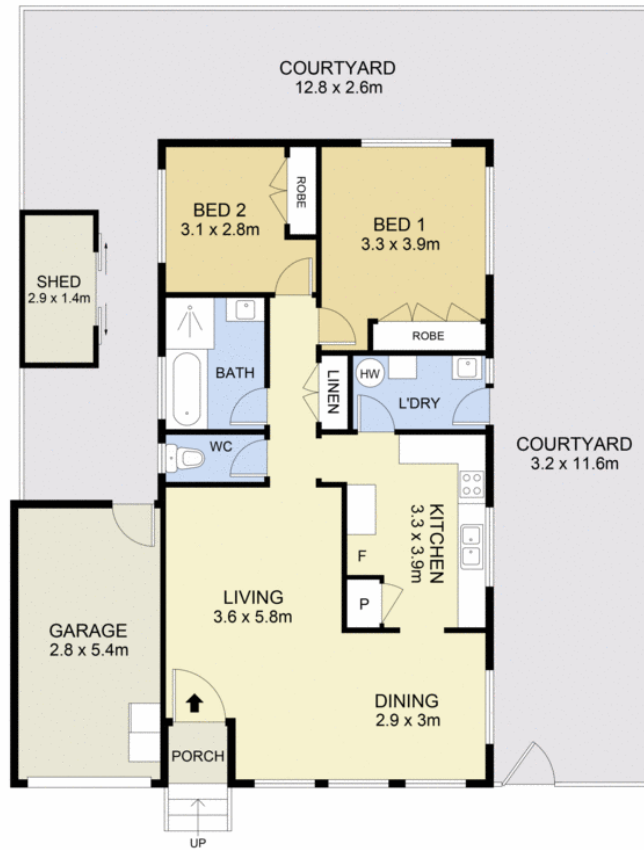
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0 1 2 3 4 5 SCALE METRES

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 : 98m²
EXT : 66m² NOT TO SCALE



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