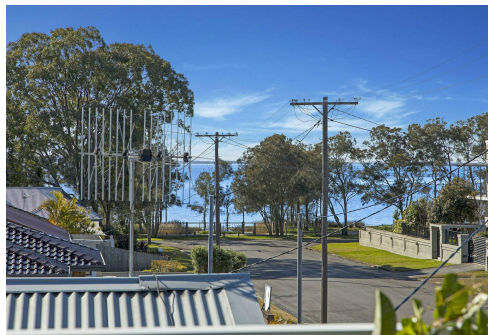




Killarney Vale, 11 Naelcm Avenue

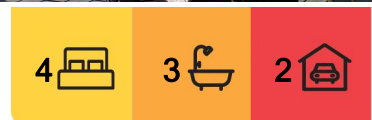
Family Home with Built in Studio!

Occupying a prime 645sq/m sun drenched block in one of Killarney Vales premium lakeside locations with Tuggerah Lake and cycleway at the end of the street, is this family home with built in studio that is bursting with character.

Featuring:

- * A large main living and dining area with fireplace and vaulted ceilings.
- * Sunny kitchen with view to the rear yard.
- * Four bedrooms including ensuite to the main.
- * Attic storage that could be set up as a study.

An elevated North facing deck and BBQ area is the ideal location to relax and take in an outlook to the lake while capturing the sun.



For Sale
Please Call

View
ljhooker.com.au/WBAGJF

Contact
Justin Bond
0406 999 007
justin.bond@ljhooker.com.au
Belinda Bond
0400 544 557
belinda.bond@ljhooker.com.au



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.

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

There is a bonus internal modern studio with kitchenette, bathroom and laundry facilities that has previously served as a self-contained quarters for a family member requiring their own space.

The yard is generous and can be accessed via a drive through tandem carport and offers heaps of room for the family dog to run about.

The Location:

- * 1.6 kms to Shelly Beach and Golf Course.
- * 1.8 kms to Bay Village Square.
- * 1.0 kms to Coles Killarney Vale.
- * Approx 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

Naelcm Avenue is a wide set, curb and gutter quality street that adjoins the cycleway and is tightly held by its residents.

Finished throughout with new windows, lighting, ceiling fans, floorboards and carpet and exudes plenty of character with modern touches.

This one is a must to inspect, be quick in contacting Justin or Belinda for more information. Inspect 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 About this Property

Property ID	WBAGJF
Property Type	House
Land Area	645 m ²

Justin Bond 0406 999 007

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

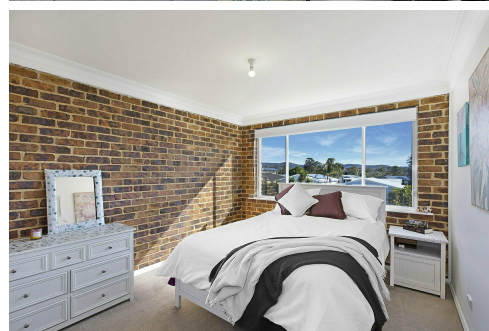
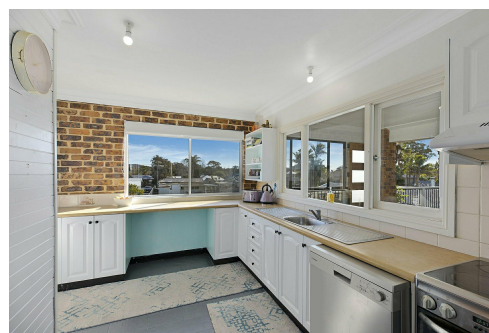
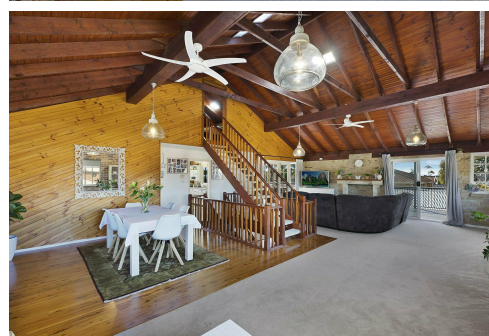
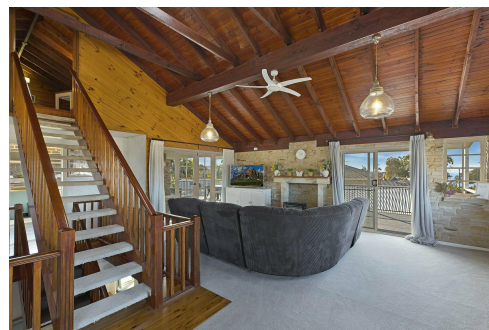
Belinda Bond 0400 544 557

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

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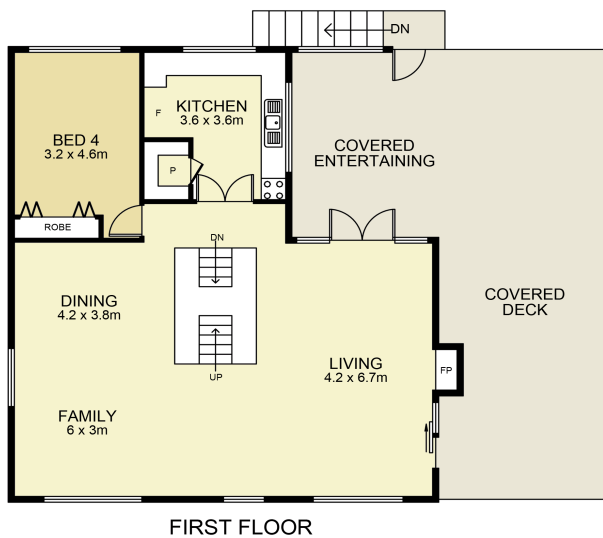
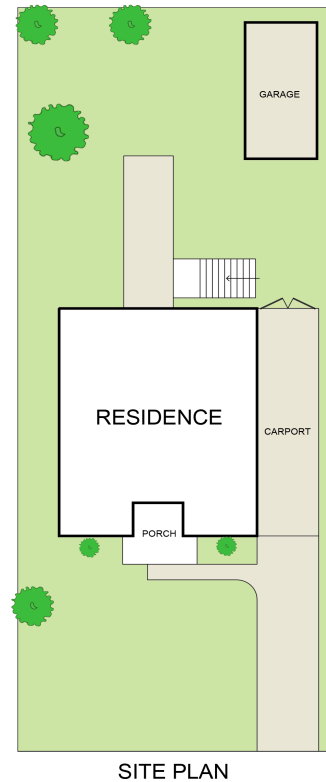
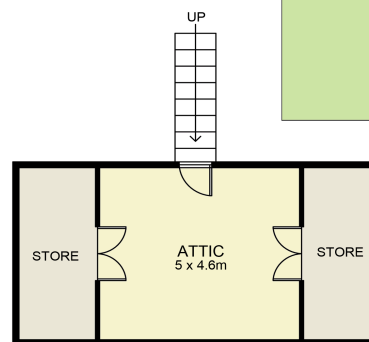
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Vale | Bateau Bay
(02) 4389 1722**



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 : 257 m²
EXT : 128 m² NOT TO SCALE



11 Naelcm Avenue, Killarney Vale