



Killarney Vale, 123A Hume Boulevard

Entry Level Opportunity!!

Be quick to inspect this solidly built original brick and tile Killarney Vale home.

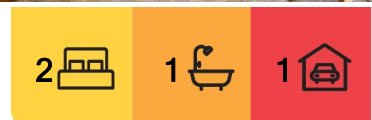
Situated on Hume Blvd occupying a commanding position capturing an easterly aspect, making the front porch the idea place to enjoy a morning coffee as you overlook the lush and generous front lawn, that could lend itself to being fenced off making for a beautiful private yard.

Step inside to:

- * Large kitchen and dining area with timber cabinetry and ceramic cook top.
- * Generous main living area.
- * Two bedrooms, both with built in robes.
- * Original bathroom that presents well for its age.
- * Internal laundry.
- * Sunroom.



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.



For Sale
Please Call

View
ljhooker.com.au/WAHGJF

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

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

* Bonus multipurpose room, that may lend itself to being set up as a study.

The rear offers a nice patch of lawn, and space to hang the washing.

Parking is catered for via a single lock up garage.

Hume Blvd is a quality curb and gutter street smooth with a smooth Asphalt Road surface.

This home presents itself as an unbelievable entry level opportunity to the Killarney Vale market, and lends itself to the astute purchaser to add value through renovation.

The location:

- * 2.6 kms to Shelly Beach Golf Course.
- * 260 m to Brooke Avenue Primary School.
- * 2.1 kms to Tuggerah Lakes Secondary College.
- * 1.5 kms to Coles Killarney Vale.
- * 1.3 kms to Bay Village Square.
- * Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

This could be the ideal first home, downsizer or smart investment.

Available to view as advertised. Be quick to contact 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 About this Property

Property ID	WAHGJF
Property Type	House

Justin Bond 0406 999 007

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

Belinda Bond 0400 544 557

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

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

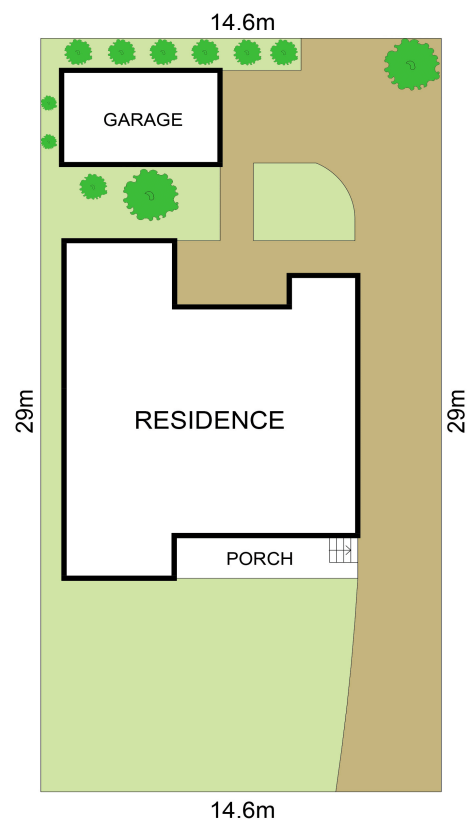
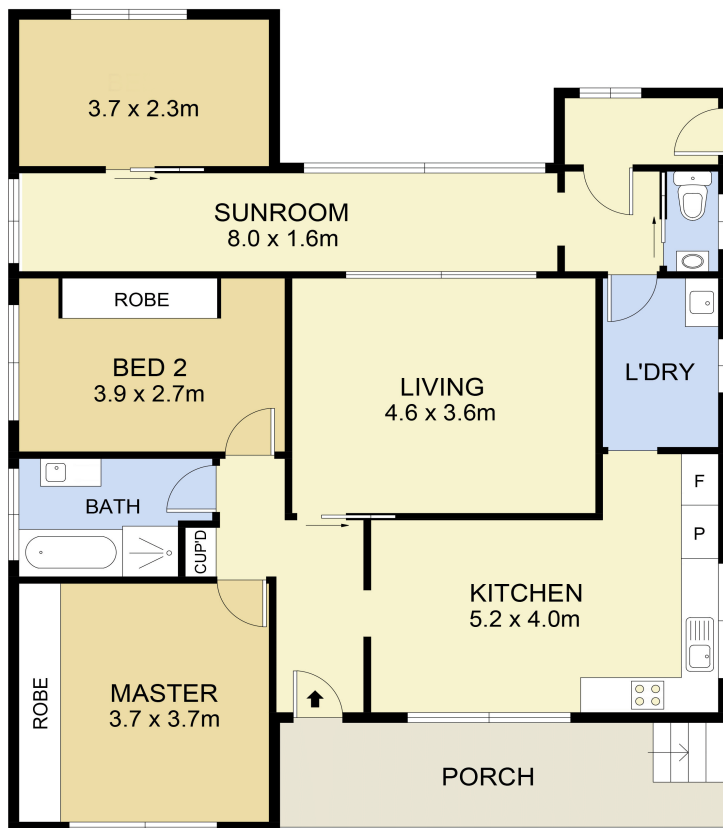
Shop 2, 140 Wyong Road, KILLARNEY VALE NSW 2261

tumbiumbi@ljhooker.com.au | tumbiumbi@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
(02) 4389 1722**



SITE PLAN

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 : 101 m²

EXT : 11 m² NOT TO SCALE

123a Hume Blvd, Killarney Vale