






13 Vaughan Close, Killarney Vale

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## Original Killarney Vale Home!

Set in a quality pocket of Killarney Vale and offering scope to add value is this original Killarney Vale brick home.

Ready for you to add your own finishes through renovation and make the most of the existing four-bedroom layout.

- Front living area.
- Kitchen with plenty of storage space and access door.
- Four well-proportionated bedrooms.
- Bathroom with separate bath and shower.
- Internal laundry.
- Side garage with bonus storage space.

The rear yard is generous in size and has plenty of space to entertain or play and captures a leafy outlook.

The Location:

- 1 km to Killarney Vale Public School.
- 1 km to Coles Killarney Vale and Village Shops.
- 2.9 kms to Tuggerah Lakes Secondary College.
- 3.4 kms to Shelly Beach Golf Course.
- 2.3 kms to Bay Village Square.
- Approximately 10 kms to Tuggerah Station, Westfield Tuggerah

**FOR SALE**  
Contact Agent

### AGENTS

Justin Bond  
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[justin.bond@ljhooker.com.au](mailto:justin.bond@ljhooker.com.au)

Belinda Bond  
0400 544 557  
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### AGENCY

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

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**

and M1 Motor way.

If you have any further questions please contact Justin or Belinda Bond on 0406 999 007 or 0400 544 557.

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	WT5GJF
Property Type	House

### **Justin Bond 0406 999 007**

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### **LJ Hooker Tumbi Umbi | Killarney Vale | Bateau Bay (02) 4389 1722**

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