

15 Moorlan Avenue, Killarney Vale

Timeless Heritage & Charm!

A rare offering in one of Killarney Vale's most tightly held lakeside enclaves, this exceptional residence blends timeless heritage charm with contemporary comfort. Rich in character and thoughtfully enhanced for modern living, the home promises space, privacy and an effortless lakeside lifestyle.

Main Residence

From the moment you arrive, the impression is striking. The home reveals a wonderful sense of openness, where classic architectural details are seamlessly balanced with modern design elements. Set on an expansive 834m² parcel just 100 metres from the shores of Tuggerah Lake, this beautifully crafted residence offers both position and presence.

- Three spacious bedrooms bathed in natural light, featuring high ceilings and ceiling fans for year-round comfort
- A beautifully presented main bathroom that celebrates the home's original character
- Expansive open-plan living areas flowing effortlessly into the kitchen and outdoor entertaining spaces
- Custom-designed kitchen with Caesarstone benchtops, quality appliances, soft-close cabinetry and a servery window opening directly to the rear deck

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.

3 2 4

FOR SALE
\$1,360,000

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AGENCY

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- An impressive rear entertaining deck, offering a private sanctuary for relaxed gatherings or quiet moments
- Secure electric front gate and a long private driveway ensuring privacy and peace of mind

Throughout the home, eight-foot ceilings enhance the sense of space, while polished timber floors and a striking fireplace create warmth and authenticity. Twin opening skylights flood the living areas with natural light and invite fresh coastal breezes indoors.

Studio

Positioned above the tandem garage, the studio adds exceptional versatility. With raked ceilings, an open kitchenette and a modern bathroom.

Garaging, Storage & Grounds

- Abundant off-street parking with a long driveway leading to a tandem garage, plus an additional double garage offering scope for storage, a workshop, extra vehicles or a home business
- Expansive level grounds with plenty of space for children, pets, a boat, caravan or additional off-street parking

Location

An ideal location for those who enjoy an active coastal lifestyle. Cycle, boat or fish with beautiful Tuggerah Lake and the cycleway just at the end of the street. Golf courses, clubs, cafés and shopping are all close by for ultimate convenience.

- Centrally positioned, just a short stroll to Tuggerah Lake and its scenic cycleway
- " Five minutes to Shelly Beach and Shelly Beach Golf Club
- " Close to schools, cafés, shops and public transport, with Bateau Bay Square and Long Jetty village only moments away

Truly one of a kind, this remarkable property showcases enduring charm and quality craftsmanship. Whether you're seeking a forever family home, a tranquil coastal retreat or a residence, this lakeside Killarney Vale gem will captivate from the very first moment.

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 WUZGJF
Property Type House
Land Area 834.7 m2

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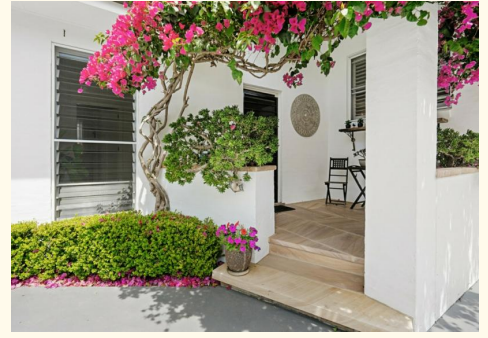
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Internal 230m² External 54m² Total 284m² Landsize 834m²

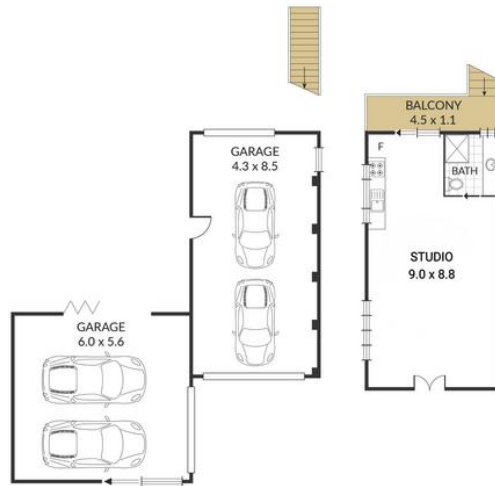
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4 x 2 x 4 x



GROUND FLOOR



SITEPLAN



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.