



173 Wyong Road, Killarney Vale

Ready to Make Your Own!

Set on an oversized parcel of land in a central location; this Killarney Vale home is ready for you to update and make for a quality family home for years to come.

Occupying a commanding position and a horseshoe driveway for ease of entry and exit.

Original condition throughout but offering generous floor plan featuring:

- Your choice of spacious front and rear living areas.
- Built in robes to all bedrooms.
- Kitchen with plenty of storage and offering a clear outlook to the rear yard.
- Dining space.
- Main bathroom with separate bath and shower and plenty of scope to modernise.
- Internal laundry with second shower and toilet.

Outdoors offers an abundance of space, under cover entertaining area, sparkling in ground pool and heaps of yard to run around in.

There is a lock up garage that may be suitable for a small car or storage, and the large driveway offers plenty of extra off-street

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FOR SALE

Price Guide \$920,000

AGENTS

Justin Bond
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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.



parking.

Approximately:

- 550 m walk to Killarney Vale Public School.
- 600 m walk to Coles Killarney Vale and Village Shops.
- 750 m walk to Tuggerah Lakes and Cycleway.
- 2.4 kms to Bay Village Square.
- 2.2 kms to Tuggerah Lakes Secondary College.
- 2.7 kms to Shelly Beach Golf Club & Beach.
- 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motorway.

If you are looking for a home with plenty of room to grow and a solid foundation to add value through renovation, be sure to have this one on your list.

Available to view by appointment or at Saturdays open for inspection.

For further information call 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	WRDGJF
Property Type	House
Land Area	935.8 m2

Justin Bond 0406 999 007

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Belinda Bond 0400 544 557

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173 Wyong Road Killarney Vale



FLOOR PLAN



SITE PLAN

Scale in meter. Indicative only. Measurement and dimensions are approximate.
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APPROX INT: 149m²
LAND SIZE: 935.8m²

