

187 Wyong Road, Killarney Vale

## Original Killarney Vale Home!

Situated in a central location on a generous block of land is original Killarney Vale home ready for you to renovate; or perhaps make use of the land for a new build home or your next project (subject to council approval)

The owner has already made a start with new flooring, kitchen cabinetry and oven (has been installed since the photos)

Set back from the road, the three-bedroom layout offers:

- Open planned living space.
- Built ins to the master bedroom with storage cupboard to the second.
- New kitchen cabinets, sink and electric stove and oven.
- Main bathroom with separate bath and shower.
- Internal laundry.

Outdoors offers a vast amount of land, front and rear leaving many options for landscaping.

A single undercover carport is also in place.

The Location:

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 1 1

**FOR SALE**  
\$690,000 - \$750,000

**AGENTS**  
Justin Bond  
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justin.bond@ljhooker.com.au

Belinda Bond  
0400 544 557  
belinda.bond@ljhooker.com.au

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

LJ Hooker

- 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.
- Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

Be quick to secure this entry level opportunity, with scope to improve in a high demand suburb.

Available to view at Saturday's 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	WR7GJF
Property Type	House
Land Area	739.8 m2

### Justin Bond 0406 999 007

Principal - Licensee | [justin.bond@ljhooker.com.au](mailto:justin.bond@ljhooker.com.au)

### Belinda Bond 0400 544 557

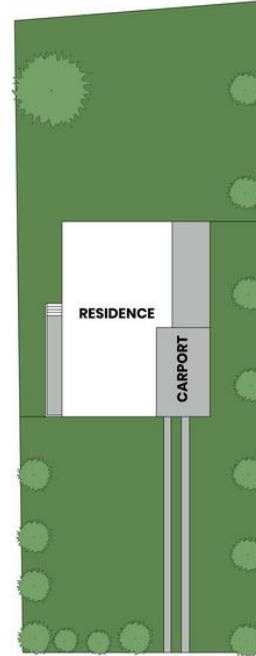
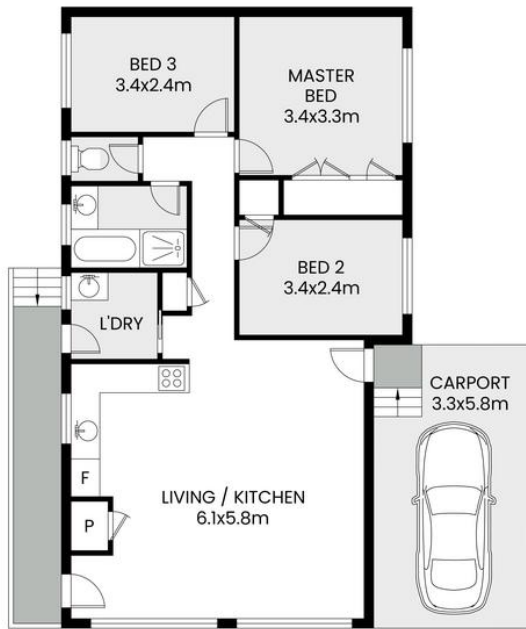
Principal - Licensee | [belinda.bond@ljhooker.com.au](mailto:belinda.bond@ljhooker.com.au)

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

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Scale in meter. Indicative only. Measurement and dimensions are approximate.  
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APPROX. INT: 82m<sup>2</sup>  
LAND: 739.8m<sup>2</sup>



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