

22 Aubrey Street, Killarney Vale

Privately Set Family Haven!

Set in one of Killarney Vale's most tightly held premium lakeside locations,

Privately set with a deep wide driveway and offering an abundance of parking space - is this incredible family haven.

Be the first to view 22 Aubrey Street, Killarney Vale!

Featuring:

- Generous upstairs living area with balcony and capturing an outlook to Tuggerah Lake and beyond.
- Four oversized bedrooms, all with built-in robes and ceiling fans.
- Master suite featuring walking robe and ensuite with corner spa.
- Main bathroom with double vanity.
- Downstairs living, dining adjoining a well-appointed kitchen with gas cooking and dishwasher.
- Oversized rumpus room / front living area with built in bar.
- Bonus study / small bedroom.
- Private front courtyard.

Low maintenance grounds make this home ideal for the modern

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FOR SALE

\$1,200,000 - \$1,300,000

VIEW

Sat 13th Jun @ 10:30AM - 11:00AM

AGENTS

Justin Bond
0406 999 007
justin.bond@ljhooker.com.au

Tim Bembridge
0403 665 630
tim.bembridge@ljhooker.com.au

AGENCY

LJ Hooker Tumbi 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**

family, and the driveway offers a plenitude of parking, as does the generous garage with internal access.

Finished throughout with blackbutt flooring, new paint, new carpet, new blinds and air conditioning.

The home has also been upgraded recently with new gutters, downpipes and roof restoration.

The Location:

- 250 m walk to Tuggerah Lake foreshore and cycleway.
- 350 m walk to Coles Killarney Vale.
- 850m walk to Killarney Vale Public School.
- 2.1 kms to Tuggerah Lakes Secondary College The Entrance Campus.
- 2.6 kms to Shelly Beach Golf Course.
- 2.5 kms to Bay Village Square.
- Approximately 10 kms to Tuggerah Station & Motorway.

Highly desirable Killarney Vale lakeside location.

For further information or to obtain a copy of the Contract of Sale be sure 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 DETAILS

Property ID	WMUGJF
Property Type	House
Land Area	553.3 m2
Including	Ensuite Study Air Conditioning Toilets (3) Spa Courtyard Balcony Dishwasher Floorboards Built-in-Robes Secure Parking

Justin Bond 0406 999 007

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

Tim Bembridge 0403 665 630

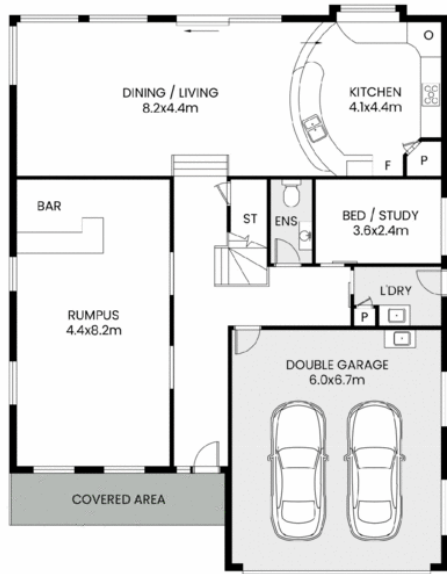
Sales Consultant | tim.bembridge@ljhooker.com.au

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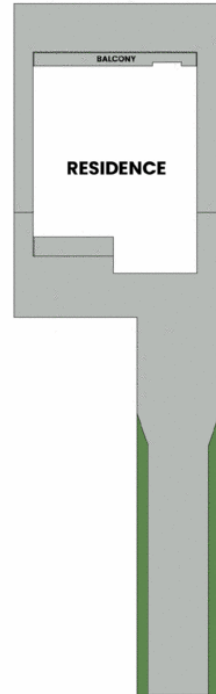
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GROUND FLOOR



FIRST FLOOR



SITE PLAN

Scale in meter. Indicative only. Measurement and dimensions are approximate.
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APPROX. INT : 325m²

