



23 Wyong Road, Killarney Vale

Summer Vibes!

Immaculately presented and ready to make your own in time for summer is this charming home situated in the most eastern part of Killarney Vale - oh so close to Shelly Beach!

Fully fenced offering full usage of the land and ultimate privacy.

Access via McLean Street ensures ease of living.

Be quick to make 23 Wyong Road your very own!

Featuring:

- Front deck with new French door entry, and bullnose awning.
- Main living area with new Stegbar windows, and air conditioning.
- Oversized master bedroom, plus a sleek sliding barn door with exposed hardware to bedroom three.
- Kitchen and dining area soak up a northerly aspect and provide ease of access to the outdoor entertaining areas.
- Well-presented bathroom, with newly installed shower screen and free standing bathtub.
- Bonus second toilet to the laundry area.

The outdoors does not disappoint!

3 1 1

FOR SALE
\$800,000 - \$850,000

AGENTS

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Belinda Bond
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AGENCY

LJ Hooker Tumby Umbi | Killarney Vale |
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(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

Your choice of an undercover seated area to sit back relax and enjoy an afternoon drink or take advantage of the sun-drenched alfresco entertainment area.

Plus, there is an pathed BBQ area.

Ultimate privacy is provided by landscaped grounds with established fence lines including Non-Clumping Bamboo, Carnelia's, Palms and freshly laid new Buffalo lawn.

There is sub fencing to keep the back yard separate for the family pet.

A single carport provides for off street parking.

Finished throughout with new ceilings, polished timber flooring, light fittings, ceiling fans, neutral tones and highlights and nothing to spend!

The Location (Approximately):

- 350 m walk to Tuggerah Lakes and Cycleway.
- 900 m walk to Bay Village Square.
- 1.1 kms to Shelly Beach Golf Club & Beach.
- 800 m to Tuggerah Lakes Secondary College.
- 2.2 kms to Killarney Vale Public School.
- 1.8 kms to Coles Killarney Vale and Village Shops.
- 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

This charming home is a standout, if you are after something with character and style be sure to move quickly!

Available to view by appointment or 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	WS0GJF
Property Type	House
Land Area	460 m2

Justin Bond 0406 999 007

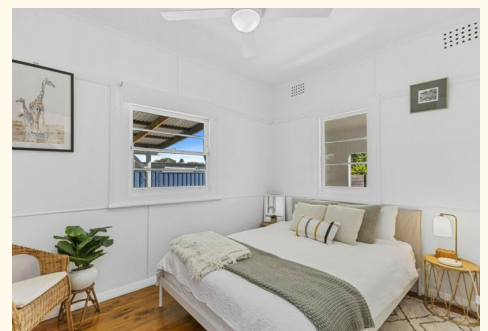
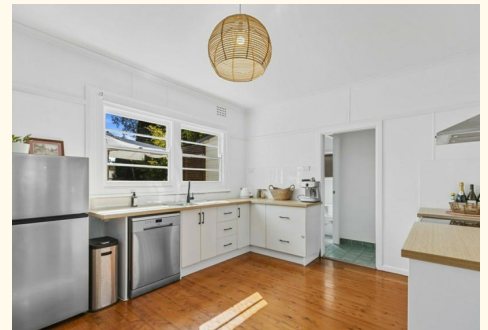
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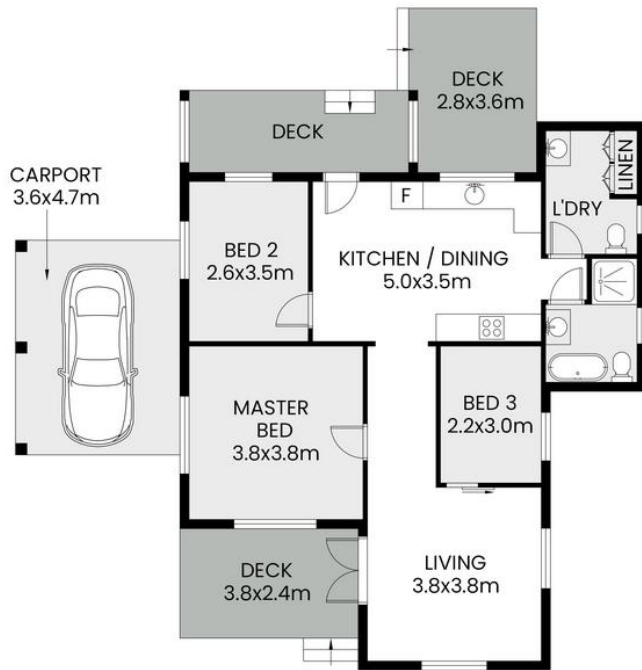
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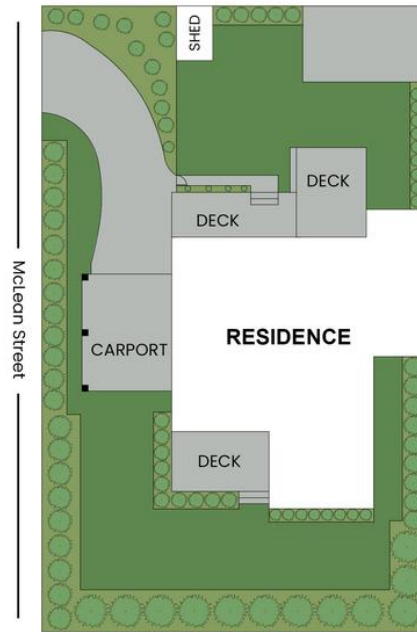
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23 Wyong Road Killarney Vale



FLOOR PLAN



SITE PLAN

Scale in meter. Indicative only. Measurement and dimensions are approximate.
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APPROX. INT: 80m²
LAND SIZE: 460m²

