

25 Patricia Street, Killarney Vale

## Quality Single Level Living!

Capturing an outlook from the alfresco area and offering a generous floor plan is this quality single level family home.

High set position.

- demand suburb.

Step inside and be captivated!

Featuring:

- Main living area with split system air conditioning.
- Main bedroom with split system air conditioning and featuring walk in robe and ensuite to the main.
- Two more bedrooms, both with built-in robes.
- Updated kitchen with modern appliances, dishwasher and storage a plenty.
- Bathroom with separate bath and shower.
- Bonus separate dining / living at the rear that adjoins and alfresco area.
- Internal laundry.

Outdoors is an exceptional alfresco area that have blinds and captures a pleasant outlook to the district.

3 2 1

**FOR SALE**  
Contact Agent

**VIEW**  
Sat 11th Apr @ 10:00AM - 10:30AM

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

Belinda Bond  
0400 544 557  
belinda.bond@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

There are low maintenance grounds that are neatly landscaped and a single garage plus additional space for a trailer complete the package.

The Location:

- 200 m walk to Killarney Vale Public School.
- 3.4 kms to Shelly Beach Golf Course.
- 2.8 kms to Tuggerah Lakes Secondary College The Entrance Campus.
- 5.6 kms to Tuggerah Lakes Secondary College Berkeley Vale Campus.
- 400 m to Coles Killarney Vale.
- 2.7 kms to Bay Village Square.
- Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

Finished throughout with neutral tones and highlights.

Single-level homes are always in demand and appeal to the broad market.

Be quick to contact Justin or Belinda to make this one a home of your very own.

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	WWJGJF
Property Type	House
Land Area	537 m <sup>2</sup>
Including	Ensuite

**Justin Bond 0406 999 007**

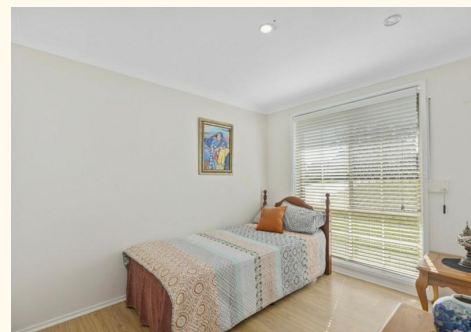
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APPROX. INT: 155m<sup>2</sup>  
LAND SIZE: 537m<sup>2</sup>

