



27 Brooke Avenue, Killarney Vale

## Modern Coastal Home!

High set and offering instant street appeal is this impressive coastal family home. Attention to detail with a focus on quality is evident throughout.

Beneath the Colorbond roofline, matrix cladding and stack stone exterior you will find:

- An open plan design with custom joinery and LED Lighting throughout.
- Custom kitchen with Caesarstone bench tops, quality appliances and plenty of storage and space.
- Comfortable main living area, with space for a large lounge to accommodate the entire family and stay cool with split system air conditioning.
- Main bedroom with built-in robes plus ensuite with quality fixtures and fittings.
- Two more bedrooms with ravine polytec char oak built-in robes.
- Main bathroom with double vanity, large bath and separate shower.

Outside this home really comes to life with a rear patio area, the idea place to entertain family and guests, plus there is an adjoining games room / fourth bedroom with a wet bar and bathroom and could make for the ideal teenager retreat or work from home office.

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.

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### FOR SALE

Price Guide: \$1,150,000

### AGENTS

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### AGENCY

LJ Hooker Tumby Umbi | Killarney Vale |  
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(02) 4389 1722



The yard is neatly landscaped.

The real bonus here is the abundance of off street parking.

A single lock-up garage, plus a fully concreted driveway that offers wide access down the entire side of the home leading to a carport. There is plenty of under-house storage and laundry facilities at the rear of the garage.

Finished though out with engineered flooring and plantation shutters.

The Location:

- 2.1kms to Shelly Beach Golf Course.
- 1.6 kms walking distance to Tuggerah Lakes Secondary College.
- 950 m to Coles Killarney Vale.
- 1.9 kms to Bay Village Square.
- Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

This stunning coastal home is one of a kind and presents great value, contact Justin or Belinda for more information.

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	WJFGJF
Property Type	House
Land Area	550.1 m2

**Justin Bond 0406 999 007**

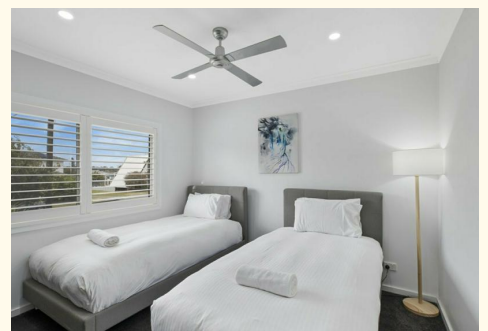
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# LJ Hooker



0 1 2 3 4 5 SCALE (METRES)

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 156m<sup>2</sup>  
EXT : 396m<sup>2</sup> NOT TO SCALE



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