

29 Ferndale Street, Killarney Vale

## Tranquil Setting With Leafy Outlook!!

Discover the potential of this charming three-bedroom brick and tile home, perfectly positioned on a generous block in the highly sought-after suburb of Killarney Vale. Privately set back from the street and surrounded by leafy, bushland-style grounds, this property offers a fantastic opportunity for first home buyers, savvy investors, or renovators looking to add value in a prime location.

Conveniently located close to the lake, schools, shops, public transport, and with easy access to the motorway for a smooth commute to Sydney or Newcastle, this home combines lifestyle, location, and future potential. Currently tenanted at \$590 per week, it also presents an immediate investment return.

Step inside to find a functional and practical floorplan featuring separate lounge and dining areas, offering comfortable everyday living with scope to modernise and make it your own. The original bathroom services the bedrooms well, while the spacious kitchen and living zones provide the perfect canvas for renovation or enhancement.

Outside, the home truly shines with a large timber entertaining deck overlooking the peaceful, private backyard - an ideal setting for family

3  1  1 

### FOR SALE

Guide: \$950,000

### VIEW

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

### AGENTS

Craig Trehearne

0478 072 257

[craig.trehearne@ljhooker.com.au](mailto:craig.trehearne@ljhooker.com.au)

### AGENCY

LJ Hooker Tumby 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**

gatherings, children, and pets to enjoy. There is also plenty of off-street parking, a single garage with access to under-house storage, and ample room for future improvements or extensions.

Adding even more appeal, the sizeable block may offer granny flat potential (STCA), creating exciting possibilities for additional income or multi-generational living.

#### Property Features:

- Solid three-bedroom brick and tile home on 695.6 sq/m block
- Functional layout with separate lounge and dining areas
- Excellent renovation opportunity with loads of potential
- Spacious backyard with private bushland surrounds
- Large timber entertaining deck
- Internal laundry and under-house storage
- Single garage plus ample off-street parking
- Currently leased at \$590 per week
- Potential granny flat opportunity (STCA)
- Close to schools, shops, transport, lake, and motorway access

Whether you're looking to enter the market, expand your investment portfolio, or secure a property with outstanding future potential, this is an opportunity not to be missed.

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

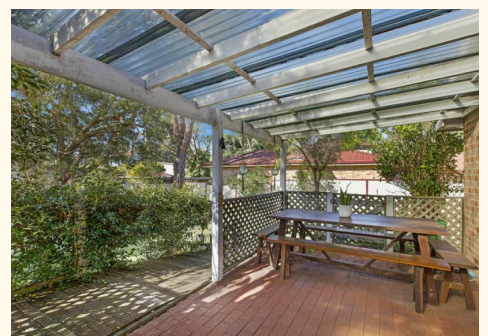
Property ID	WX3GJF
Property Type	House
Land Area	695.6 m2

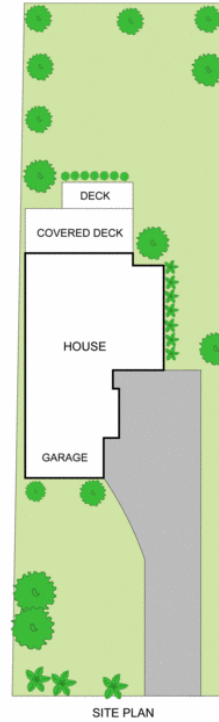
**Craig Trehearne 0478 072 257**

Sales Consultant L.R.E.A | [craig.trehearne@ljhooker.com.au](mailto:craig.trehearne@ljhooker.com.au)

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

Shop 2, 140 Wyong Road, KILLARNEY VALE NSW 2261  
[tumbiumbi@ljhooker.com.au](mailto:tumbiumbi@ljhooker.com.au) | [tumbiumbi@ljhooker.com.au](mailto:tumbiumbi@ljhooker.com.au)





SITE PLAN

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 : 110 m<sup>2</sup>  
EXT : 29 m<sup>2</sup> **NOT TO SCALE**

29 Ferndale Street, Killarney Vale