



32 Cornish Avenue, Killarney Vale

Entry Level Lakeside Opportunity!

Situated in a sought-after location high set on the lakeside of Killarney Vale is this entry level home that awaits a renovation.

A little imagination and a bit of elbow grease this could very well be the perfect start, or easy-care investment in a blue-chip location.

Featuring:

- Main living area with air conditioning.
- Kitchen area with functional layout adjoining dining.
- Two bedrooms with built in robe to the main.
- Bathroom with freestanding shower.
- External laundry.

The fully fenced front yard makes for best usage of the grounds that

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FOR SALE

Price Guide : \$750,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Tumbi Umbi | Killarney Vale |
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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**

are leafy and established creating for privacy and a nice space to relax or play.

Access to a single carport is via the driveway off George Hely Crescent for off-street parking.

The Location:

- 300 m to Killarney Vale Public School.
- 850 m to Coles Killarney Vale and Village Shops.
- 650 m walk to the shores of Tuggerah Lakes and Cycleway.
- 1.2 kms to Mingara Recreation Club.
- 3.7 kms to Bay Village Square.
- 4.3 kms to Tuggerah Lakes Secondary College Berkeley Vale Campus
- 3.1 kms to Shelly Beach Golf Club & Beach.
- Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

This home is not to be missed and offers the astute purchaser the opportunity to enter the market at a competitive level.

Call Justin or Belinda today for your own private viewing 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	WW8GJF
Property Type	House
Land Area	374.8 m2

Justin Bond 0406 999 007

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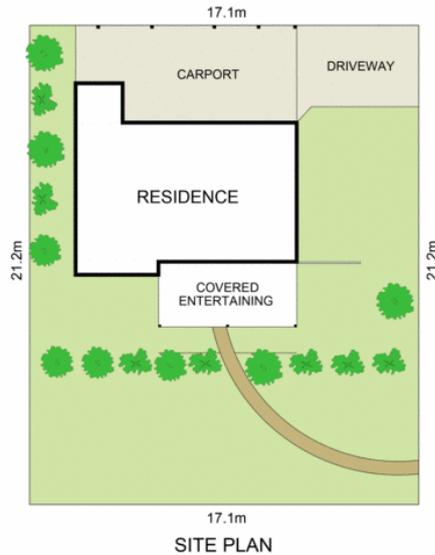
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0 1 2 3 4 5 SCALE (METRES)

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 : 67m²
EXT : 65m² NOT TO SCALE



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