

## Killarney Vale, 4 Sarah Close

### Modern Single Level Living!

Perched at the top of a quality cul-de-sac centrally located is this modern single level Killarney Vale home with a generous yard and outdoor entertainment area.

Perfect layout with a quality fit out.

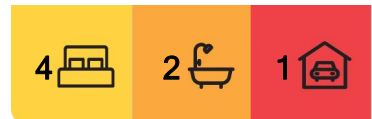
Nothing to spend just move in and enjoy!

Featuring:

- Large main living area with air conditioning and capturing an abundance of natural light.
- Modern high-end kitchen with gas cooking, dishwasher, under mount sinks and stone bench top with waterfall edge and pendant lighting.
- Separate dining space.
- Three bedrooms plus an additional master suite that includes a generous walk-in robe



**Disclaimer:** 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.



**For Sale**  
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[ljhooker.com.au/WEUGJF](http://ljhooker.com.au/WEUGJF)

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**(02) 4389 1722**

and quality fitted out ensuite including double shower.

- Modern high end main bathroom with separate bath and shower.
- Internal laundry.

The rear yard offers an abundance of space, plus there is an under-cover entertainment area capturing a pleasant outlook that accommodates the entire family and is the ideal alfresco area for all occasions.

There is a single lock up garage, plus parking space for more vehicles on the driveway.

The finishes of this home are superb and offer Karndean loose lay longboard flooring, carpet to the master suite, ceiling fans and down lights, stone to all bench tops and modern tones and highlights.

This home is super clean inside and out and inspections will not disappoint.

The Location:

- 550 m to walk to Killarney Vale Public School.
- 1.0 km to Coles Killarney Vale.
- 3.1 kms to Tuggerah Lakes Secondary College.
- 3.6 kms to Shelly Beach Golf Course.
- 3.6 kms to Bay Village Square.
- Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

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

We are sure that you'll love this home as much as the current owners. 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.



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## More About this Property

<b>Property ID</b>	WEUGJF
<b>Property Type</b>	House
<b>Land Area</b>	600 m2

### Justin Bond 0406 999 007

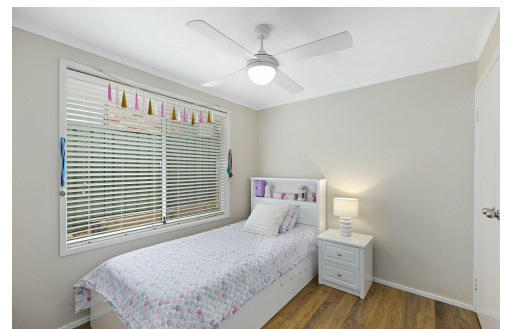
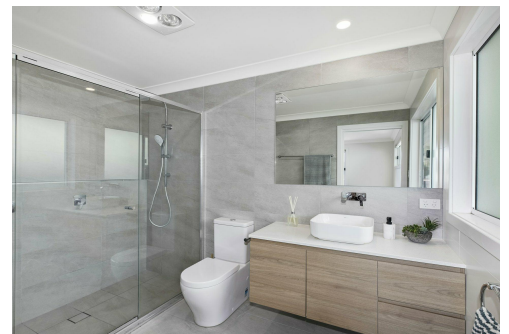
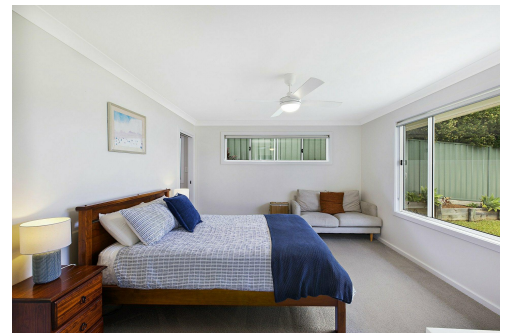
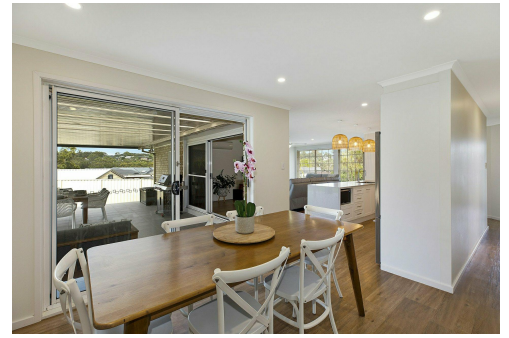
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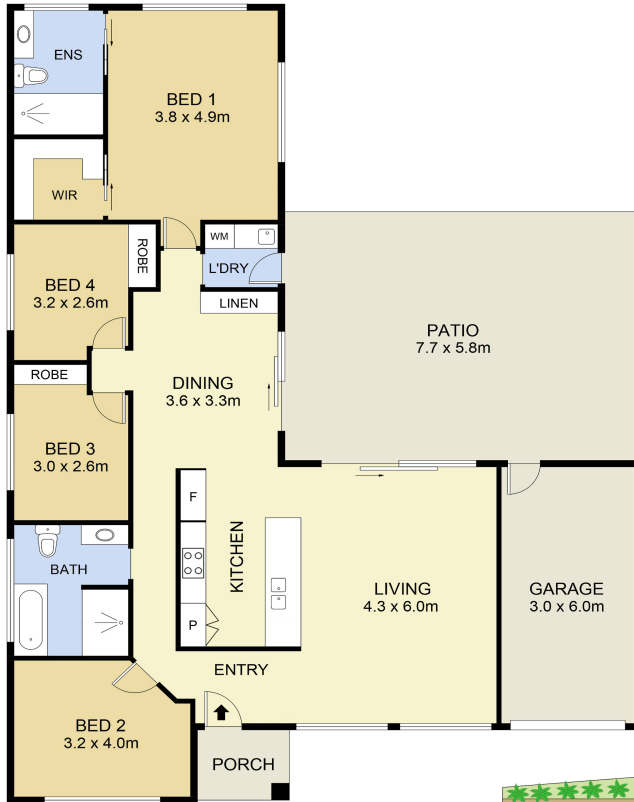
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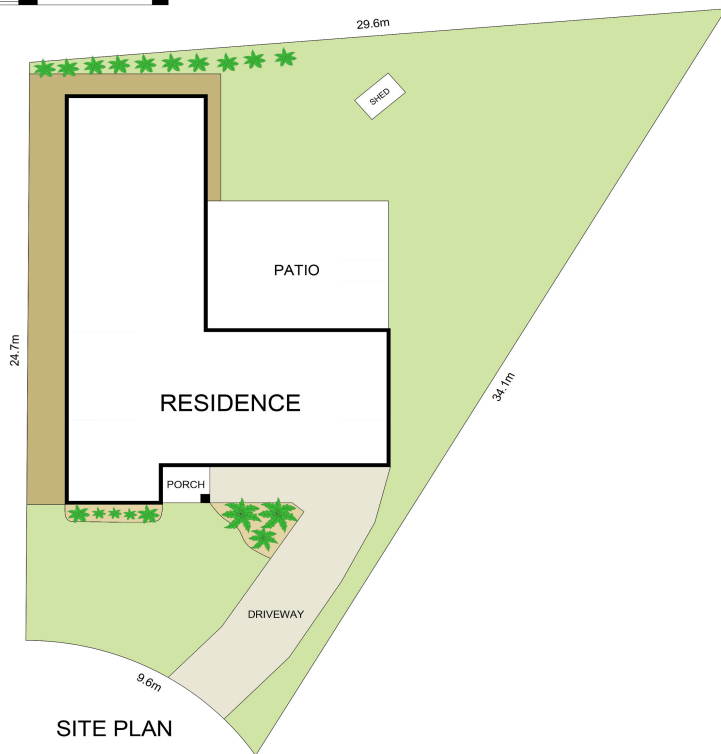


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FLOOR PLAN



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 : 148m<sup>2</sup>  
EXT : 49m<sup>2</sup> NOT TO SCALE



## 4 Sarah Close, Killarney Vale