



Killarney Vale, 45 Dampier Boulevard

Elevated, Versatile and Packed with Potential !

Positioned on the high side of a peaceful, established street, this neat and tidy brick and tile home offers comfort, space, and excellent future potential-all within minutes of local shops, schools, beaches and the lakefront.

Whether you're stepping into the market, downsizing, or expanding your investment portfolio, this home ticks all the right boxes for lifestyle and opportunity.

Key Features:

- * Generous lounge room ideal for relaxing or entertaining.
- * Well-appointed kitchen with ample cupboard space and adjacent dining area.
- * Three bedrooms, generous master bedroom with built in wardrobes.
- * Family bathroom with separate bath, shower, and WC.
- * Bonus sunroom at the rear.



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
Please Call

View
ljhooker.com.au/WNMGJF

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

- * Large, level backyard includes greenhouse area with large lock-up garage + extra second bathroom (shower & toilet).
- * Side carport and long driveway provides excellent off-street parking.
- * Comfort year-round with split-system air conditioning, ceiling fans & fully fenced grounds.

Why You'll Love It:

This home offers a practical layout, generous block, and a solid foundation to personalise or renovate over time. With its sunny backyard, sunroom, and bonus second bathroom in the garage, there's flexibility here that's hard to find at this price point.

Set in a family friendly neighbourhood just a short drive to beaches, shops, schools and Tuggerah Lake foreshore, this is a fantastic opportunity to secure a well-located home with future upside.

The Location:

- * 600 m to Brooke Avenue Public School.
- * 900 m to Coles Killarney Vale.
- * 1.8 kms to Tuggerah Lakes Secondary College.
- * 2.4 kms to Shelly Beach and Golf Course.
- * 2.4 kms to Bateau Bay Square Shopping Centre.
- * Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motorway.

Don't miss out- Be quick to secure this desirable home, for more information be sure to reach out to Justin or Belinda 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 About this Property

Property ID	WNMGJF
Property Type	House
Land Area	550.1 m2

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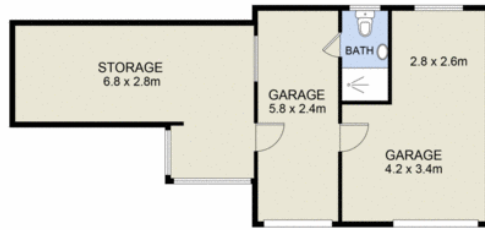
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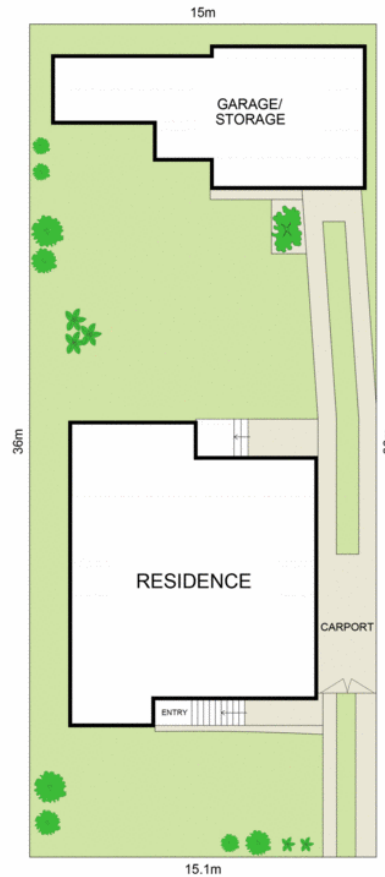


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FLOOR PLAN



SITE PLAN

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 : 187m²

EXT : 20m² NOT TO SCALE

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