

Killarney Vale, 46 Bass Avenue

Coastal Vibes!

Stunning street appeal with a sleek modern facade and automatic gate allowing for use of the entire block, lies this coastal home.

Occupying a shade over 600 sq/m of prime Killarney Vale land that is situated in one of the more eastern parts of the suburb, on a highly sort sealed street with a curbed finish.

The location here is a winner!

Let's talk about the home.

Inside the front fence line is a neatly laid out garden with a freshly laid driveway that accommodates for two off street parking positions, behind the security of an electronic remote gate.



For Sale
Please Call

View
l.jhooker.com.au/WEWGJF

Contact
Justin Bond
0406 999 007
justin.bond@l.jhooker.com.au
Belinda Bond
0400 544 557
belinda.bond@l.jhooker.com.au



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.

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

The main living area is spacious and adjoining a well-appointed kitchen, with plenty of storage space and gas cooking plus dishwasher.

Around the corner is a master suite that is generous in size, and features a fitted out walk in wardrobe, plus renovated ensuite with floor to ceiling tiles and quality fixtures and fittings.

A family room off the kitchen is the ideal place for the kids to play, that leads to three more bedrooms, all with built in robes and a main bathroom.

The internal laundry has been renovated as well.

Outdoors is a covered entertaining area ideal for BBQ's, beautifully established garden, neatly presented grounds, and a fire pit area.

There is a triple bay shed, ideal for another entertaining space and features a pot belly stove providing ambience and keeping you warm in winter; and large enough for all the storage you could need.

This home offers something for the entire family.

Finished throughout with air conditioning, LED down lights, newly laid floating flooring and modern tones and high lights plus solar panels to offset the electricity costs.

The Location:

- 600 m to walk to Brooke Avenue Public School.
- 850m walk to Tuggerah Lakes Secondary College.
- 1.0 km walk to Bay Village Square.
- 1.4 kms to Coles Killarney Vale.
- 1.9 km walk to Shelly Beach.
- Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

Ready for you to move in before the school year and make the most of the summer!

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.



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.

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

More About this Property

Property ID	WEWGJF
Property Type	House
Land Area	608 m2

Justin Bond 0406 999 007

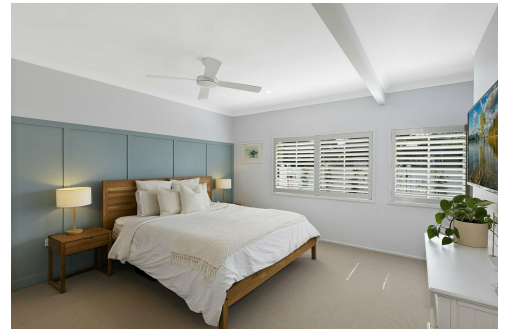
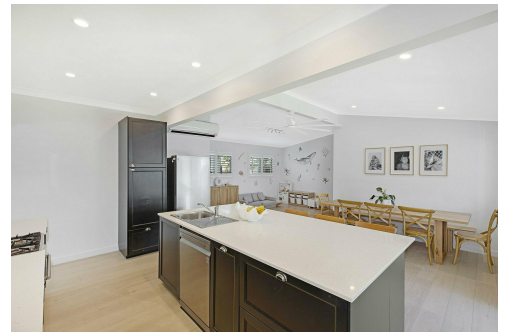
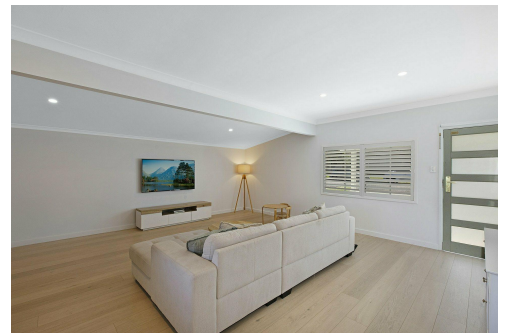
Principal - Licensee | justin.bond@ljhooker.com.au

Belinda Bond 0400 544 557

Principal - Licensee | belinda.bond@ljhooker.com.au

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

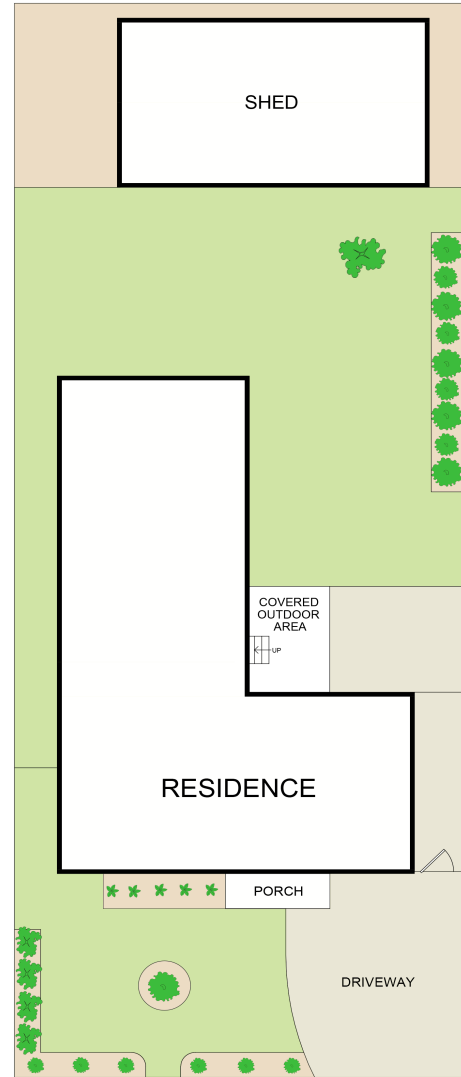
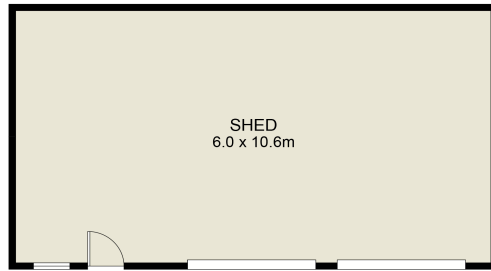
Shop 2, 140 Wyong Road, KILLARNEY VALE NSW 2261
tumbiumbi.ljhooker.com.au | tumbiumbi@ljhooker.com.au



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.

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



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 : 216m²
EXT : 36m² NOT TO SCALE

46 Bass Avenue, Killarney Vale