

## Killarney Vale, 50 Hume Boulevard

Ideal Starter in a Quality Street!

Set in a quality curb and gutter street in a popular family suburb is this three bedroom home with adjoining relatives accommodation.

Ready for you to add your own stamp on is this perfect canvass.

Be quick to inspect 50 Hume Blvd, Killarney Vale.

Featuring:

- \* Main living area with air conditioning.
- \* Kitchen with meals area and storage a plenty.
- \* Three bedrooms all with built in robes.
- \* Original main bathroom with separate bath and shower.
- \* Laundry with third toilet.



**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.

**SOLD**

4 

2 

2 

**For Sale**  
Please Call

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[l.jhooker.com.au/WGFGJF](https://l.jhooker.com.au/WGFGJF)

**Contact**  
**Justin Bond**  
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(02) 4389 1722**

Outdoors offers a rear porch capturing an easterly aspect, the perfect place for a morning coffee, while the yard has ample room to play or build a pool (subject to council approval)

The front yard is generous and lends itself to being fully fenced for usage of the entire space.

There is also a single drive through carport, plus space for multiple cars in the driveway that leads to a single garage at the rear.

The relatives accommodation would be ideal for the family member needing their own space, or could accommodate as a work from home area.

The Location:

- \* 500 m to Brooke Avenue Public School.
- \* 1.2 kms to Coles Killarney Vale.
- \* 1 km to Tuggerah Lake and Cycleway.
- \* 1 kms walk to Tuggerah Lakes Secondary College.
- \* 1 km walk to Bay Village Square
- \* 2.3 kms to Shelly Beach Golf Course.
- \* Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

Ready to buy now and move into ASAP. Call Justin or Belinda for a private appointment or view as advertised at Saturdays open home.

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

<b>Property ID</b>	WGFGJF
<b>Property Type</b>	House
<b>Land Area</b>	599 m <sup>2</sup>

**Justin Bond 0406 999 007**

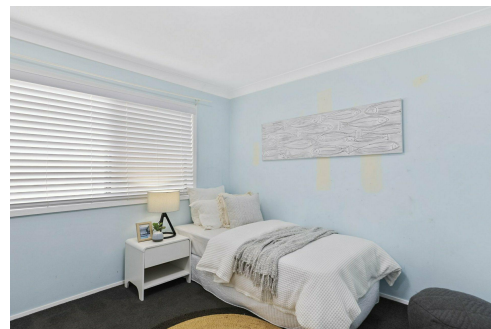
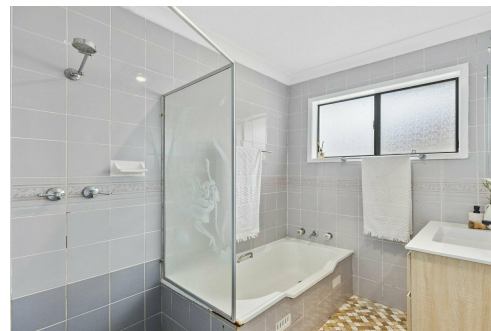
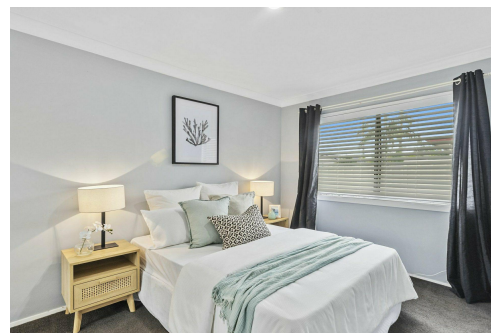
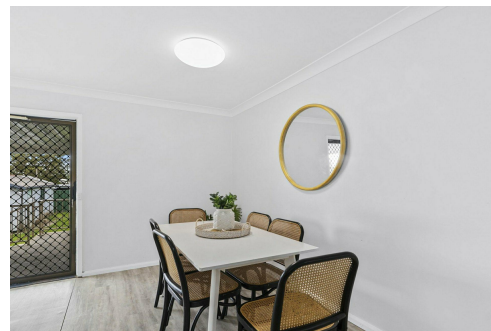
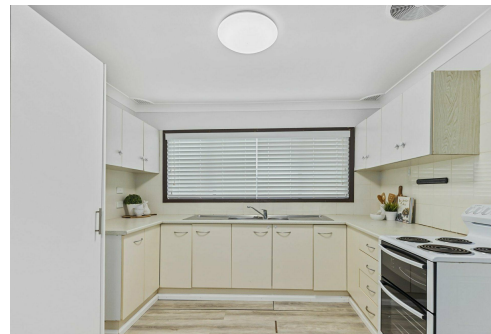
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**Belinda Bond 0400 544 557**

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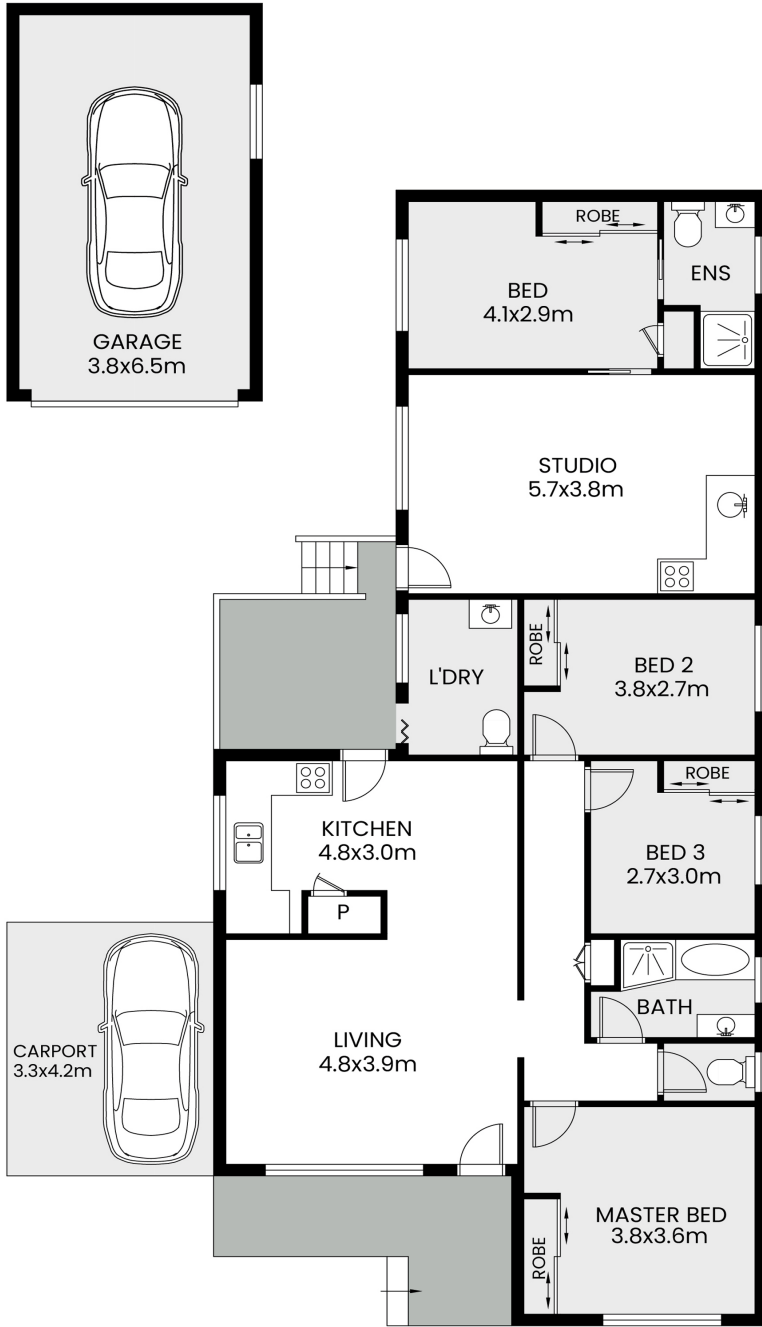
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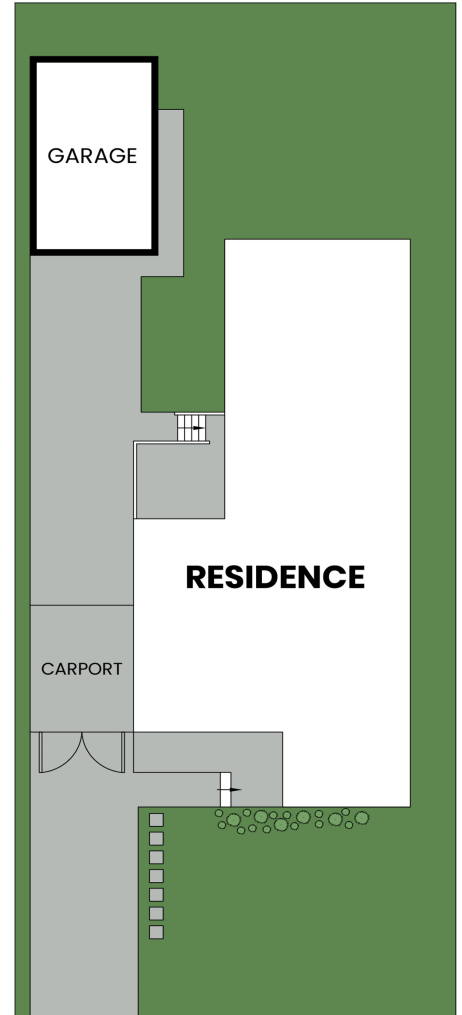
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**FLOOR PLAN**



**SITE PLAN**

## 50 Hume Boulevard Killarney Vale

Scale in metres. Indicative only. Measurements and dimensions are approximate.  
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**APPROX. INT : 126m<sup>2</sup>**



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