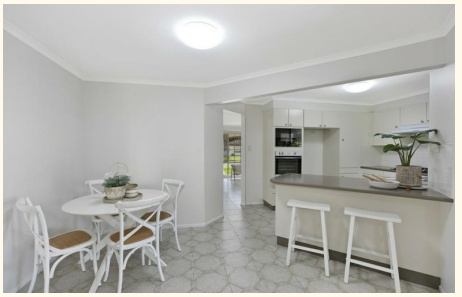

63 Playford Road, Killarney Vale

Well Presented Brick & Tile!

Positioned in a wide, quality curb-and-gutter street in Killarney Vale and currently leased this neat home presents an excellent opportunity to enter the Killarney Vale market.

Currently leased for $750 per week ($39,000 p.a.)
Approx. 4.1% gross rental yield (based on the guide price)
Council rates: $1,941 p.a. | Water rates: $1,049 p.a. + usage

Conveniently located in a central position close to schools, shops, transport and local beaches, the property offers comfortable living with plenty of indoor and outdoor space.

Inside features:

- Spacious main living area with plenty of room to relax and unwind.
- Separate dining area adjoining the kitchen.
- Well-appointed kitchen with modern appliances, including gas cooking.
- Three bedrooms, all with built-in robes, including a large mirrored robe to the main bedroom.
- Sparkling bathroom featuring separate bath and shower.
- Generous rear family room providing additional living space.

Outside features:

3 1 1

FOR SALE
Price Guide : $950,000

VIEW
Sat 8th Aug @ 10:00AM - 10:30AM

AGENTS

Justin Bond
0406 999 007
justin.bond@ljhooker.com.au

Belinda Bond
0400 544 557
belinda.bond@ljhooker.com.au

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

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

- Covered entertaining area ideal for year-round enjoyment.
- Leafy rear yard with ample space for children to play or a small to medium-sized dog.
- Single lock-up garage with laundry located at the rear.
- Large sunny front yard with front boundary fencing, allowing excellent use of the block.

Finished in neutral tones and complemented by tiled flooring throughout.

Whether you're looking for a solid investment with an established return or a place to call home in the future, this property is well worth your inspection.

For further information, contact Justin or Belinda today, or join us at Saturday's open home.

Disclaimer: The photographs used in this advertising material were taken approximately three (3) years ago and may not accurately represent the property's current condition, fixtures, fittings, landscaping, or inclusions. Interested parties are encouraged to conduct their own inspections and rely on their own enquiries.

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	WX9GJF
Property Type	House
Land Area	556.4 m2
Including	Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

Justin Bond 0406 999 007
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Belinda Bond 0400 544 557
Principal - Licensee | belinda.bond@ljhooker.com.au

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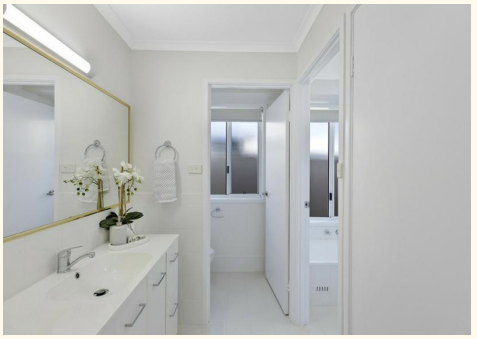

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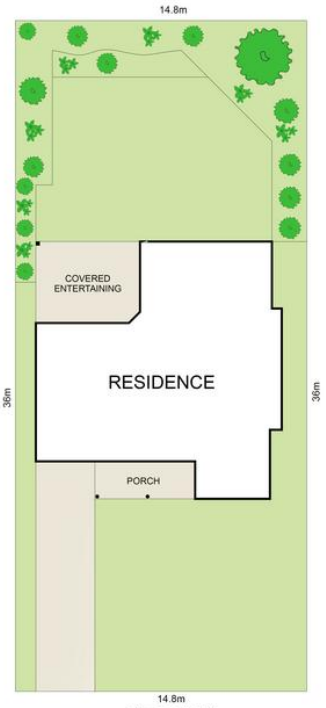

SITE PLAN

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 : 122 m²
EXT : 30 m² NOT TO SCALE

63 Playford Road, Killarney Vale

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