

7 Killarney Street, Killarney Vale

## Premium Lakeside Living!

High set in one of Killarney Vale's most tightly held premium lakeside locations on an 1107 sq/m parcel of land; offering a frontage of approximately 20 m, is this charming Killarney Vale home with development potential (subject to council approval)

Increasingly hard to find; a blue chip holding capturing an incredible aspect, in one of the locals most desirable locations.

Generous 1107sq/m block with approx. 20m frontage x 55m depth.

Ideal for owner occupiers or investors alike.

Secure now and plan for your future.

Don't miss out on 7 Killarney Street, Killarney Vale!

Beyond the sun-drenched front balcony, you will be greeted by:

- A generous main living area ideal to set up as a more formal area.
- Office and media room.

3 1 5

### FOR SALE

\$1,550,000 - \$1,595,000

### VIEW

Sat 13th Jun @ 12:15PM - 12:45PM

### 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

- Three generous bedrooms all with built in robes including walk in robe to the main.
- Main bedroom with area that may lend itself to the addition of an ensuite.
- Bathroom with separate bath and shower.
- Open planned rear living area with oversized kitchen offering an abundance of storage, gas cooking and dishwasher.

The rear yard is oversized and features a covered deck plus sparkling in ground pool to entertain!

The grounds offer established gardens and ample space for a granny flat or rear double garage should you desire (subject to council approval); or just enjoy the space.

There is a tandem garage plus additional storage that could easily cater for three vehicles, plus double dual driveway with extra parking bays.

The Location:

- 300 m walk to Tuggerah Lake foreshore and cycleway.
- 3.1 kms to Shelly Beach Golf Course.
- 2.8 kms to Bay Village Square.
- 550 m walk to Coles Killarney Vale.
- 10 kms to Tuggerah Station & Motorway.

This is a rare opportunity not to be missed!

For further information or to obtain a copy of the Contract of Sale be sure to contact 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 DETAILS

Property ID	WWAGJF
Property Type	House
Land Area	1107 m2
Including	Pool
	Balcony
	Built-in-Robes
	Secure Parking

### Justin Bond 0406 999 007

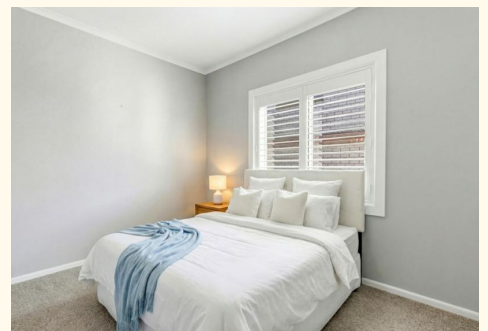
Principal - Licensee | [justin.bond@ljhooker.com.au](mailto:justin.bond@ljhooker.com.au)

### Belinda Bond 0400 544 557

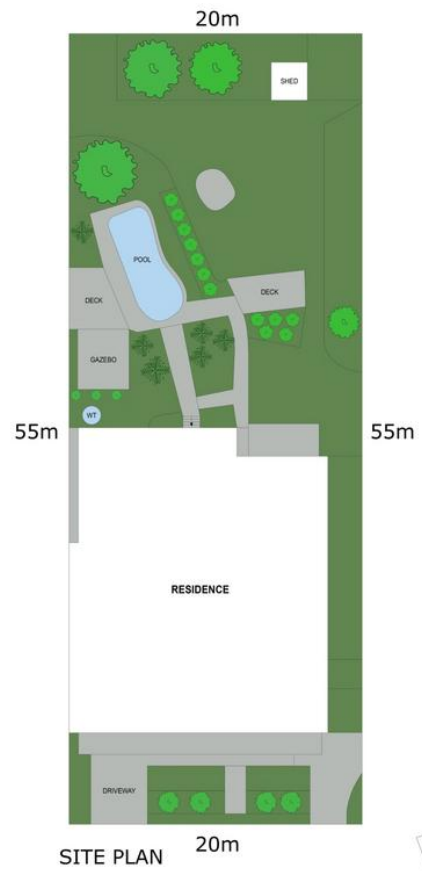
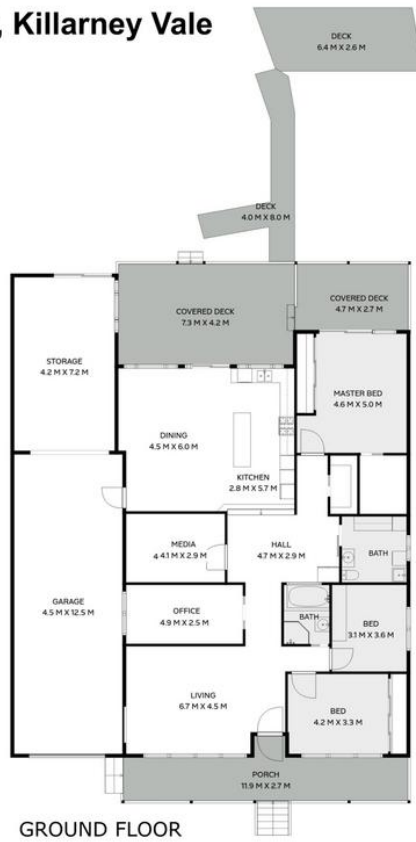
Principal - Licensee | [belinda.bond@ljhooker.com.au](mailto:belinda.bond@ljhooker.com.au)

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

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APPROX INT: 192m<sup>2</sup>  
 APPROX EXT: 199m<sup>2</sup>

