



74 Kathleen White Crescent, Killarney Vale

Ideal Starter!

Nestled in a peaceful no-through enclave on the eastern side of Killarney Vale, this beautifully presented single-level home offers the perfect opportunity to move straight in and enjoy a relaxed coastal lifestyle.

Set on a generous block with an expansive backyard, the property provides outstanding potential for an in-ground pool and may lend itself to a granny flat addition (subject to council approval).

Property Features:

- Combined main living and dining area.
- Three well-sized bedrooms, all with built-in wardrobes.
- Renovated kitchen featuring a dishwasher and lovely outlook over the backyard.
- Well-appointed bathroom plus an additional second toilet.
- Internal laundry with ample storage space.

Step outside to a large entertaining deck - the ideal setting for alfresco dining, weekend gatherings, or simply relaxing while overlooking the substantial rear yard.

Additional features include a single garage offering excellent storage space, along with a side carport for extra parking convenience.

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.

3 1 2

FOR SALE

Price Guide: \$950,000

AGENTS

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AGENCY

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



The Location:

- " Approx. 850m walk to Our Lady of the Rosary Catholic School
- " Approx. 1km walk to Tuggerah Lakes Secondary College —The Entrance Campus
- Approx. 1.8km to Shelly Beach Golf Club and the beach
- Approx. 1.5km to Bateau Bay Square
- Approximately 12km to Tuggerah railway station, Westfield Tuggerah and the M1 motorway

Beautifully maintained and positioned in one of Killarney Vale's most sought-after pockets, this is a home ready for you to simply unpack and enjoy.

For further information, contact Justin or Belinda today!

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Tumbi Umbi | Killarney Vale does not make any representation as to the accuracy of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

MORE DETAILS

Property ID	WX5GJF
Property Type	House
Land Area	626 m2
Including	Deck
	Dishwasher
	Built-in-Robes
	Secure Parking

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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 : 135m²
EXT : 66m² NOT TO SCALE

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