

8 Cranbrook Crescent, Killarney Vale

Lakeside Blank Canvas!

Occupying an expansive 1,107 sq/m level block (R2 Zoning) in a desirable Killarney Vale Lakeside location soaking up a sunny aspect towards the lake.

The existing dwelling could be ideal for the brave renovator or would make for the ideal knock down rebuild site (subject to council approval).

Featuring;

- One living area, three-bedroom layout.
- Mostly demolished kitchen area.
- Bathroom with separate toilet.
- External laundry.
- Carport.
- Expansive grounds on ultra rare 1107 sq/m land.
- Blank canvas opportunity.

The Location:

- 2 kms m to Killarney Vale Public School.
- 5.1 kms to Tuggerah Lakes Secondary College Berkeley Vale Campus.
- 1.5 kms to Coles Killarney Vale.

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.

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FOR SALE
Contact Agent

AGENTS

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AGENCY

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

 **LJ Hooker**

- 230 m to Tuggerah Lake and Cycleway.
- 2.0 kms to Tuggerah Lakes Secondary College.
- 3.8 kms to Shelly Beach Golf Club and Shelly Beach.
- 4.4 kms to Bay Village Square.
- Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motorway.

Parcels of land in Killarney Vale of this size are rare; and it has been a prized family holding for in excess of 30 years.

For further information contact Justin or Belinda today!

Council Rates: \$2,037.90 per annum.

Water Rates: \$262.21 per quarter.

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	WRYGJF
Property Type	House
Land Area	1107 m ²

Justin Bond 0406 999 007

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

Belinda Bond 0400 544 557

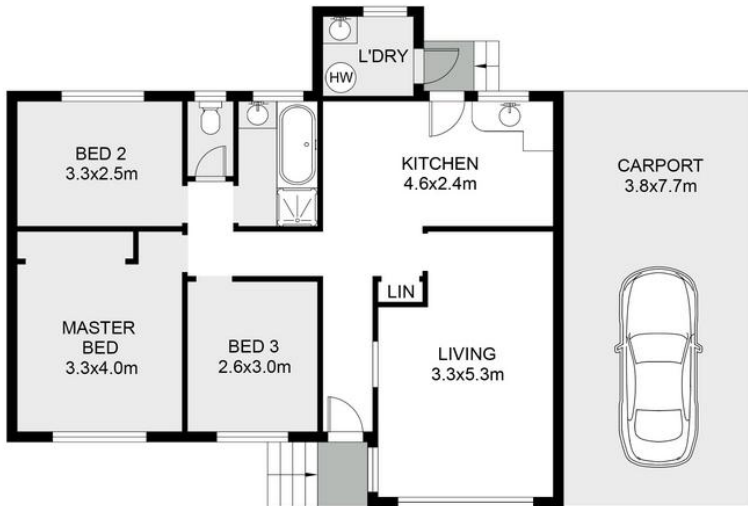
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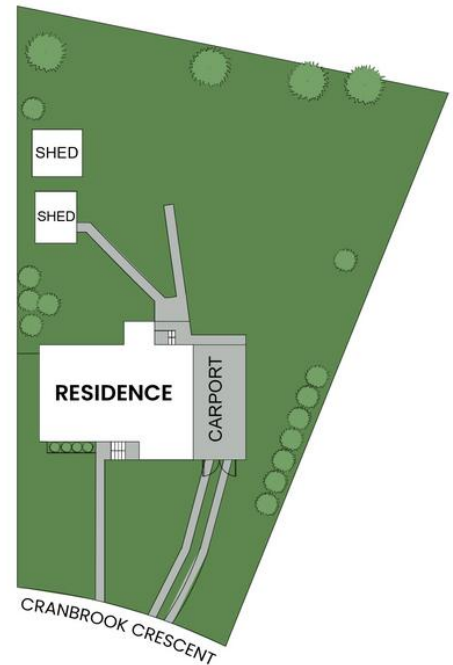
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8 Cranbrook Crescent Killarney Vale



FLOOR PLAN



SITE PLAN

Scale in meter. Indicative only. Measurement and dimensions are approximate.
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APPROX INT: 78m²
LAND SIZE: 1107m²

