



Killarney Vale, 83 Brooke Avenue

Well Presented in Quality Suburb!

Well presented with established grounds on a level 613 sq/m block is this ideal Killarney Vale home.

Situated in a convenient location.

Be one of the first to view 83 Brooke Avenue, Killarney Vale.

Featuring:

- * Main living area adjoining the outdoor entertaining area with vaulted ceilings.
- * Centrally located dining area with skylight capturing an abundance of natural light.
- * Recently renovated kitchen with an abundance of storage, island bench with pendant lighting, a 900mm gas cooker and modern appliances including dishwasher and plumbing for a fridge with ice / water machine.



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.



For Sale
Please Call

View
ljhooker.com.au/WJ3GJF

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

* Sleek integrated laundry and facilities allowing for smart use of space.

There are three good-sized bedrooms with built-in robe to the main and the bathroom has also been renovated.

The split level design allows for the bedrooms to be on their own level, creating for a feeling of separation from the living area, plus there is additional overhead storage.

This home is set up perfectly for entertaining with an under covered area that opens from the main living area, that has been professionally finished with astro turf leading to a generous rear yard and double garage.

Finished throughout with a split system air conditioner, hybrid flooring, new windows to the lower level, natural gas heating outlet, instant gas hot water system, LED down lights and is ready for you to move in and enjoy.

The Location:

- * 57 m to Brooke Avenue Public School.
- * 1.4 km to Coles Killarney Vale.
- * 2.1 kms to Tuggerah Lakes Secondary College.
- * 2.6 kms to Shelly Beach Golf Course.
- * 1.5 kms to Bay Village Square.
- * Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

Be quick to secure this desirable family home, for more information be sure to reach out to 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 About this Property

Property ID	WJ3GJF
Property Type	House
Land Area	613 m2

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Belinda Bond 0400 544 557

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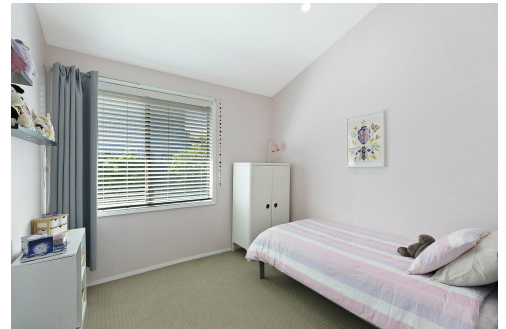
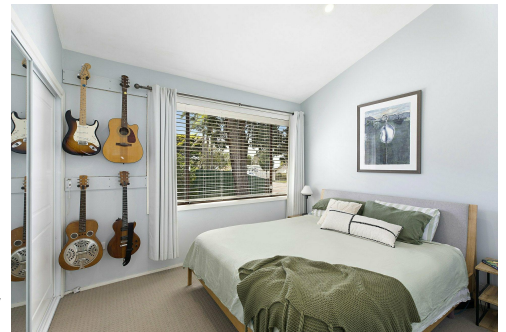
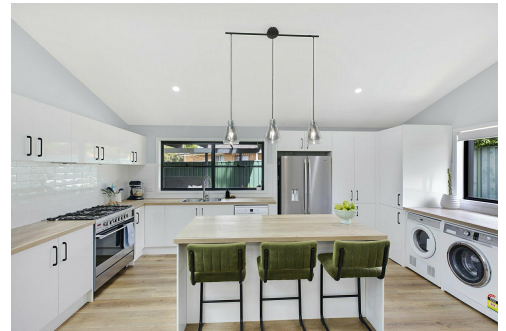
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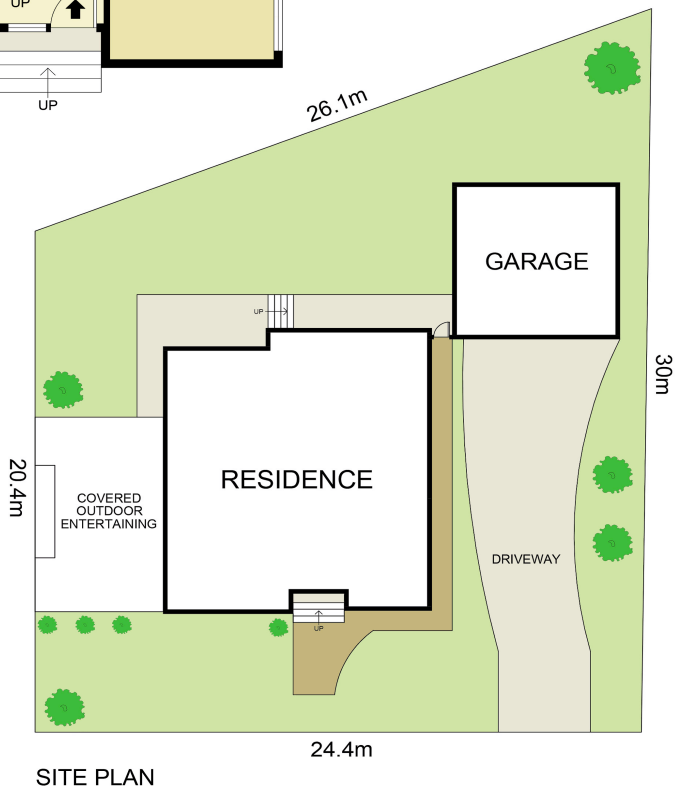


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0 1 2 3 4 5 SCALE (METRES)

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 : 132m²
EXT : 42m² **NOT TO SCALE**



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