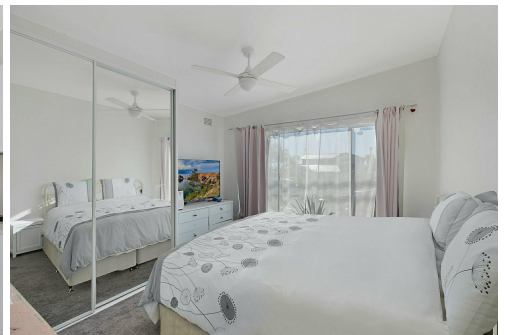
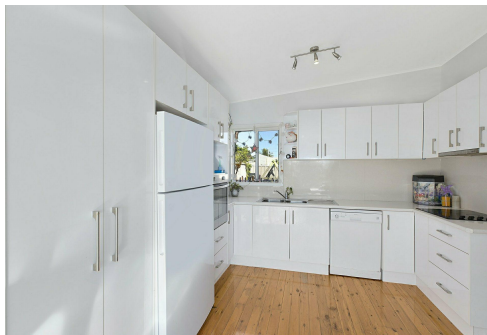
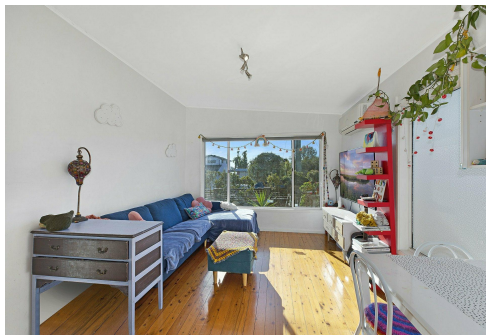




Killarney Vale, 86 Robertson Road

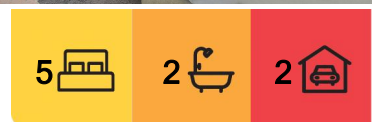
Double Your Return!

Well presented and ready to add to your investment portfolio is this established house and council approved granny flat, offering privacy a plenty between the dwellings.

Offering a combined rental return of \$910 a week with long-term tenants in place.

The primary residence

- * A sun-drenched front living area with timber flooring and icy air conditioning.
- * Renovated kitchen with dishwasher and modern appliances, with an abundance of storage including pantry cupboard.
- * Sparkling new bathroom and laundry with good ventilation.
- * Generous main bedroom with mirrored robe.
- * Mirrored robe to the second bedroom.



For Sale
\$925,000

View
ljhooker.com.au/WAQQJF

Contact
Justin Bond
0406 999 007
justin.bond@ljhooker.com.au
Belinda Bond
0400 544 557
belinda.bond@ljhooker.com.au



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- * Comfortable third bedroom.
- * Rumpus that may lend itself to being set up as an additional bedroom or home office area.
- * Sunny yard with a garden shed and fully fenced for privacy to the granny flat.
- * Single parking pad at the front door.

The granny flat

- * Privately set and secure rear of block location.
- * Single under cover carport.
- * Lovely yard with additional storage.
- * Open planned living air conditioning.
- * Modern kitchen with gas cooking.
- * Combined bathroom and laundry.
- * Two bedrooms with built in robes.

The grounds are well presented with established hedges, garden beds and presented with freshly laid bark.

Situated in Killarney Vale ensures you will have no issues in future tenure, being centrally located and always in demand.

The location:

- * 3.0 kms to Shelly Beach Golf Course.
- * 750 m to Brooke Avenue Primary School.
- * 2.5 kms to Tuggerah Lakes Secondary College.
- * 600 m to Coles Killarney Vale.
- * 2.7 kms to Bay Village Square.
- * Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

This could be your ideal set and forget investment, this one won't be on the market for long.

Be quick to contact Justin or Belinda for further information 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.



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Vale | Bateau Bay
(02) 4389 1722**

More About this Property

Property ID	WAQGJF
Property Type	House
Land Area	556 m ²

Justin Bond 0406 999 007

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

Belinda Bond 0400 544 557

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

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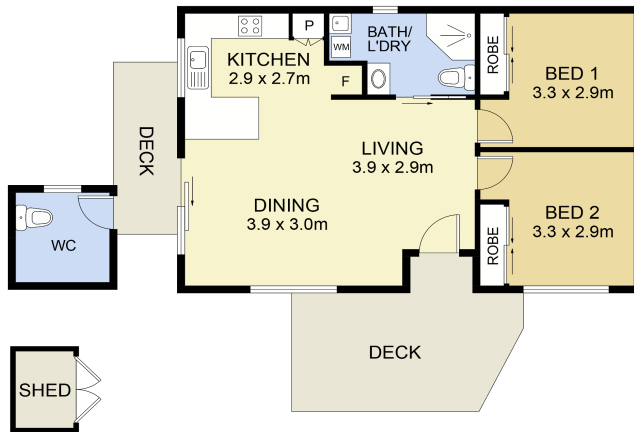
Shop 2, 140 Wyong Road, KILLARNEY VALE NSW 2261

tumbiumbi@ljhooker.com.au | tumbiumbi@ljhooker.com.au

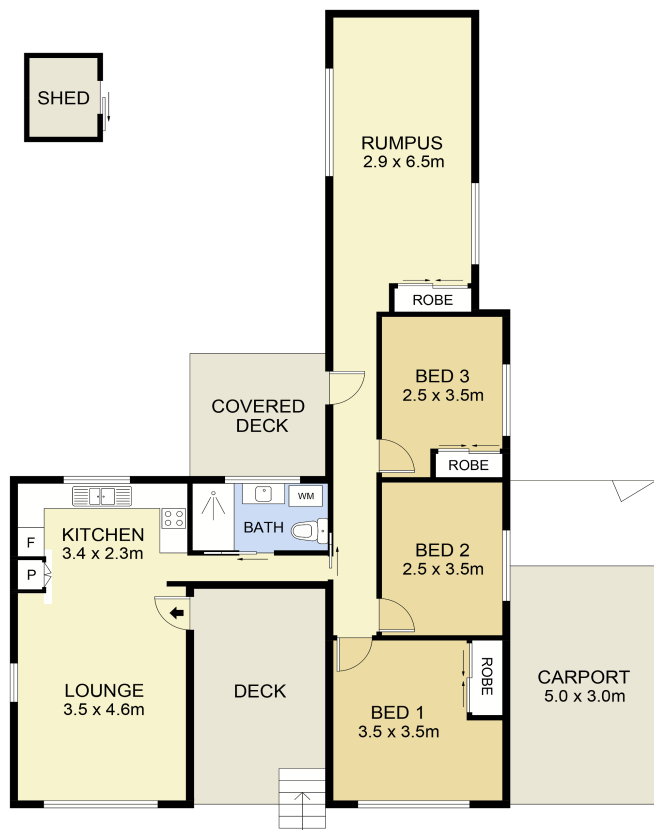


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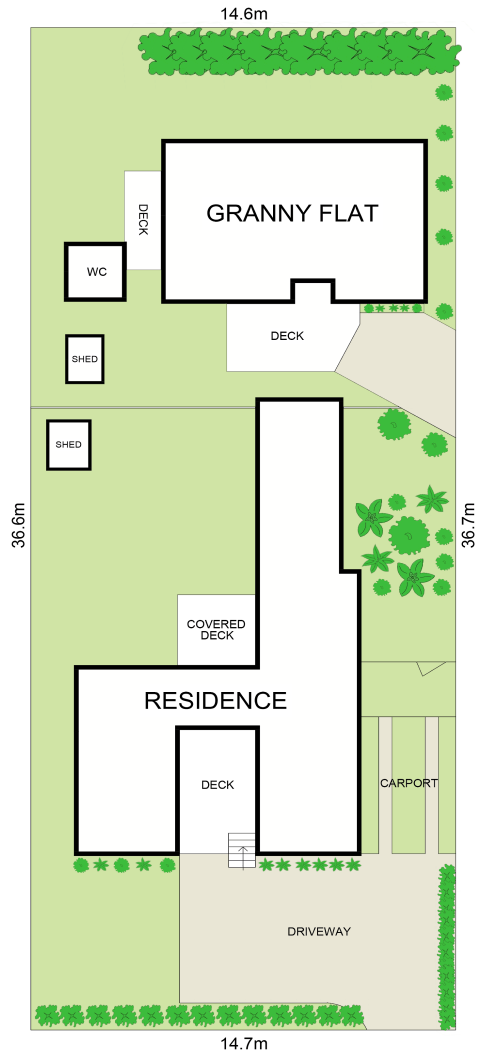
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Vale | Bateau Bay
(02) 4389 1722**



GRANNY FLAT



MAIN HOUSE



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 : 142m²

EXT : 52m² NOT TO SCALE



86 Robertson Road, Killarney Vale