



40 Turnberry Lane, Medowie

## TWO TO ONE!!

Our vendors have decided to purchase a new property to call home, however, they need to sell their current home in a timely manner to make that happen.

That's good news for the vendors and even better news for those in the market for a stunning home located in the most sought after street in the Pacific Dunes Golf and Country Club and with arguably the best views in Medowie.

Overlooking the picturesque 18th hole this large family home provides everything one would expect; four large bedrooms, two bathrooms, stone benches throughout, a versatile floorplan, dedicated home office and a massive deck that stretches across the width of the home to encapsulate the view.

Homes in this street are generally gone in a flash and given the vendors need for a timely sale we expect this will be no different, don't bet on this one lasting long because you may be left disappointed.

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. Interested parties must solely rely on their own enquiries. Any personal information given to us during the

4 2 2

**FOR SALE**  
Contact Agent

**VIEW**  
Sat 21st Feb @ 11:00AM - 11:30AM

**AGENTS**  
Ryan O'Connor  
0417 977 476  
roconnor.medowie@ljhooker.com.au

**AGENCY**  
LJ Hooker Nelson Bay  
(02) 4984 2400

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course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing. View our privacy policy here - <https://www.ljhooker.com.au/legals/privacy-policy>

## MORE DETAILS

Property ID	13UDF6R
Property Type	House
Land Area	641 m2
Including	Ensuite Study Ducted Cooling Ducted Heating Toilets (2) Pool Tennis Court Courtyard Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

**Ryan O'Connor 0417 977 476**

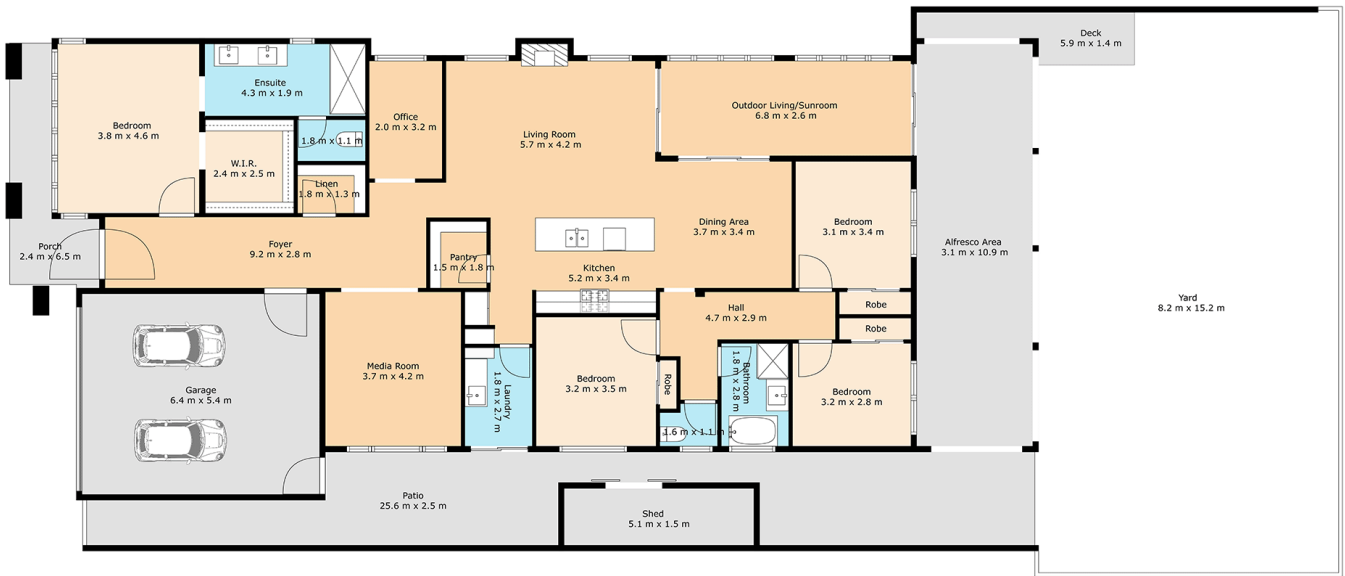
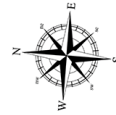
Sales Executive | Licensed Real Estate Agent - Class 2 | [roconnor.medowie@ljhooker.com.au](mailto:roconnor.medowie@ljhooker.com.au)

**LJ Hooker Nelson Bay (02) 4984 2400**

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**TOTAL: 191 m<sup>2</sup>**

1st floor: 191 m<sup>2</sup>

EXCLUDED AREAS: SHED: 8 m<sup>2</sup>, GARAGE: 35 m<sup>2</sup>, ALFRESCO AREA: 34 m<sup>2</sup>,  
DECK: 6 m<sup>2</sup>, SUNROOM: 17 m<sup>2</sup>, PORCH: 10 m<sup>2</sup>,  
PATIO: 47 m<sup>2</sup>, COURTYARD: 119 m<sup>2</sup>, FIREPLACE: 1 m<sup>2</sup>,  
WALLS: 24 m<sup>2</sup>



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