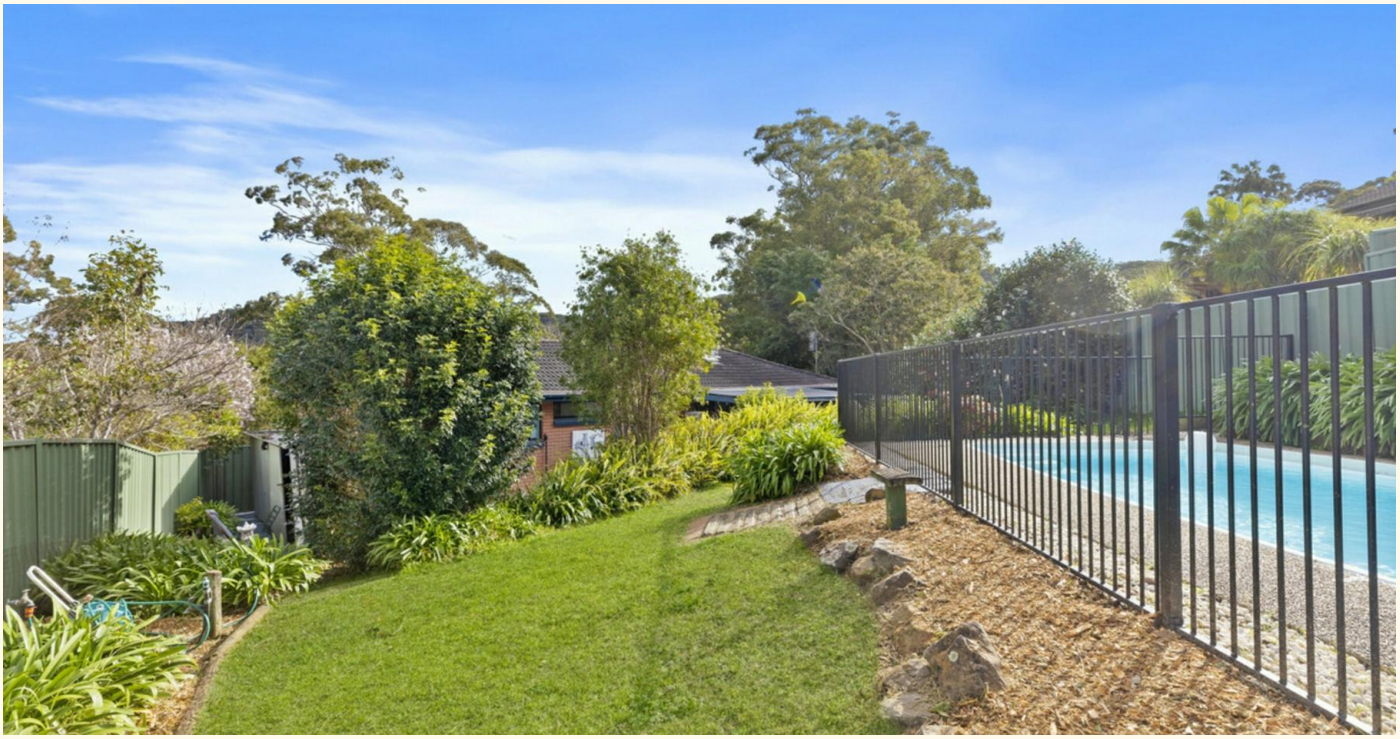
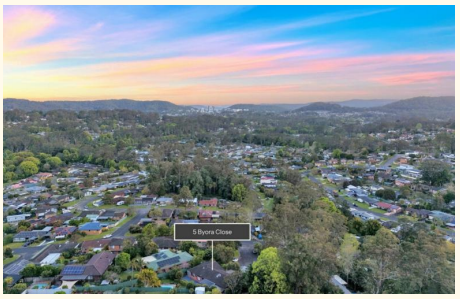








5 Byora Close, Niagara Park

Hidden Away. Impossible to Forget.

Tucked away in one of Niagara Park's most peaceful cul-de-sacs and positioned on an expansive 857sqm parcel, this is the kind of home that immediately sets itself apart.
From the moment you arrive, the tranquil surrounds and elevated position create an unmistakable sense of privacy and retreat. Step inside to discover warm timber flooring, light-filled interiors and beautifully proportioned spaces that flow effortlessly from one room to the next.

Designed to evolve with your family, this well-appointed four-bedroom, two-bathroom residence delivers a flexible and character-filled floor plan that balances everyday functionality with timeless comfort. Whether you're raising a family, working from home or simply looking for room to entertain, every space has been thoughtfully considered.

At the heart of the home, a stunning Carrara marble kitchen forms the centrepiece of the open-plan living and dining domain, seamlessly extending to an expansive covered alfresco complete with a built-in BBQ. Beyond the entertaining area, the lifestyle continues. Framed by established gardens, the sparkling in-ground swimming pool creates your own private sanctuary, offering a place to relax, entertain and

4 2 2

FOR SALE
$1,100,000 - $1,180,000

VIEW
Sat 21st Nov @ 10:00AM - 10:30AM

AGENTS
Tim Bembridge
0403 665 630
tim.bembridge@ljhooker.com.au

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

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.

enjoy the peaceful surrounds in complete seclusion.

Property Features

- Four generous bedrooms, two with built-in wardrobes
- Open-plan family and dining area flowing seamlessly outdoors
- Designer Carrara 40mm marble kitchen with premium European appliances and oversized double fridge space
- Covered entertaining area with built-in BBQ
- Two beautifully appointed bathrooms with quality finishes
- Reverse-cycle air conditioning throughout
- Large Internal laundry
- Double carport

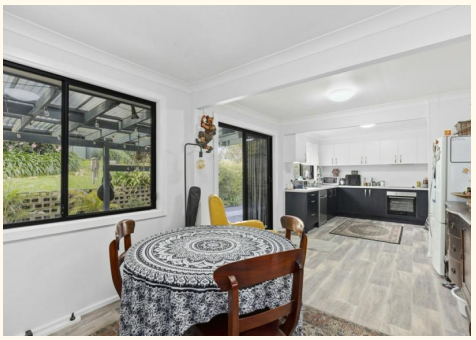
Prime Location

- Positioned in a peaceful family-friendly cul-de-sac with minimal passing traffic
- Moments from Niagara Park Shopping Village for everyday convenience
- Close to Niagara Park Public School
- Minutes to Niagara Park Train Station for an easy Sydney commute
- Short drive to Gosford CBD, hospitals and waterfront precinct
- Easy access to the M1 Motorway connecting Sydney and Newcastle
- Surrounded by parks, sporting facilities and walking trails
- Approximately 15-20 minutes to Terrigal, Avoca Beach and some of the Central Coast's most beautiful beaches

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	WY4GJF
Property Type	House
Land Area	857 m2
Including	Air Conditioning
	Pool
	Outdoor Entertaining

Tim Bembridge 0403 665 630
Sales Consultant | tim.bembridge@ljhooker.com.au

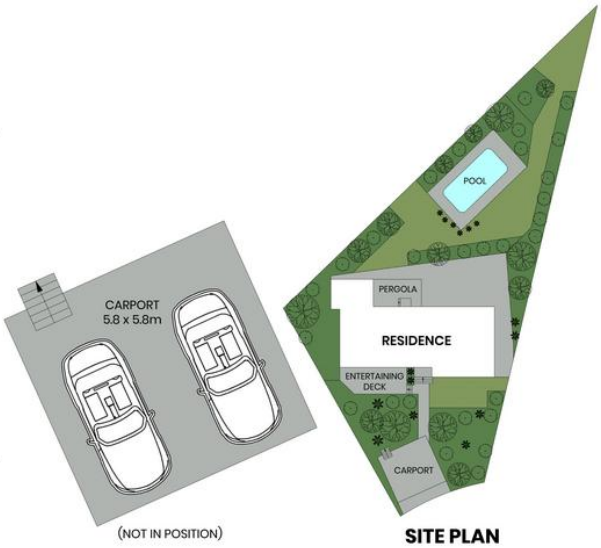
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5 Byora Close, Niagara Park



FLOOR PLAN



SITE PLAN

Scale in meter. Indicative only. Measurement and dimensions are approximate.
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APPROX. INT : 165m²

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