



1/9 Kirrang Street, Shelly Beach

Coastal Living!

Enjoy the sea breezes of coastal living, while being just a short stroll to Shelly Beach, renowned for its beauty and relaxed vibe.

Set in an exclusive location that is tightly held amongst its residents is this perfectly presented Torrens title residence, that is ready to make your own.

It was originally built as a three-bedroom home but has since been modified to create an oversized secondary bedroom; allowing you to return to three bedrooms with minimal modifications should you require.

Featuring:

- Main living area with adjoining dining.
- Kitchen with modern appliances including dishwasher and capturing a clear outlook to the sun drench northerly facing courtyard.
- Oversized sunroom making for additional living space.
- Master bedroom with built in robes and adjoining ensuite.
- Large secondary bedroom with built in wardrobes that could be divided to make a third.
- Main bathroom with separate bath and shower.
- Internal laundry.

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



The low maintenance grounds offer a rear deck with a leafy outlook and garden, plus a sun drenched private front courtyard capturing a northerly aspect.

Finished throughout with ducted air conditioning, plantation shutters to some windows and neatly presented.

This home is the ideal low maintenance property that could make for the perfect residence, or ideal lock and leave weekender in a desirable location that is oh so close to Shelly Beach!

The Location:

- 300 m walk to Our Lady of the Rosary Catholic school.
 - 800 m walk to Tuggerah Lakes Secondary College.
 - 850 m to Shelly Beach Golf Course.
 - 1.3 kms to Bay Village Square.
 - " 1.7 kms to Long Jetty Café'
 - 2.5 kms to restaurants and dining at Toowoon Bay
 - Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.
- Don't miss out on this exceptional opportunity —call Justin or Belinda to arrange your viewing 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 DETAILS

Property ID	WSVGJF
Property Type	Villa
Including	Ensuite

Justin Bond 0406 999 007

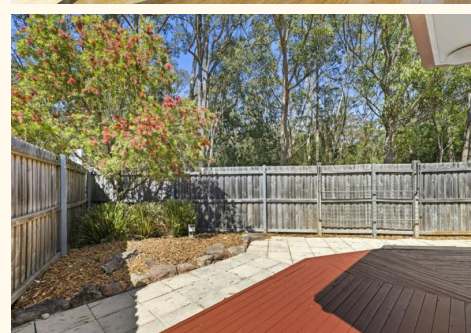
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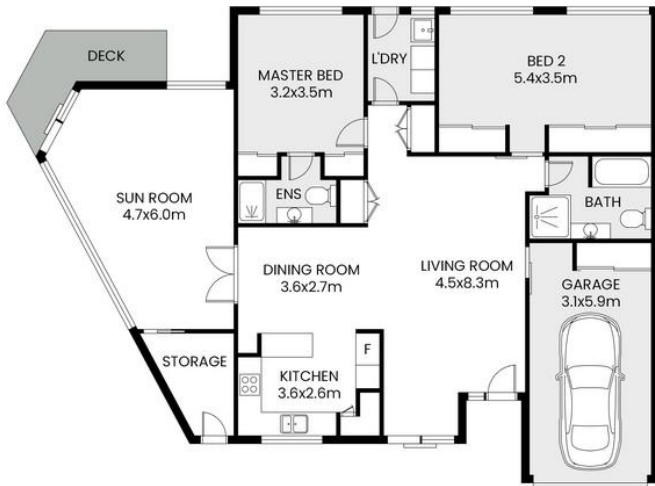
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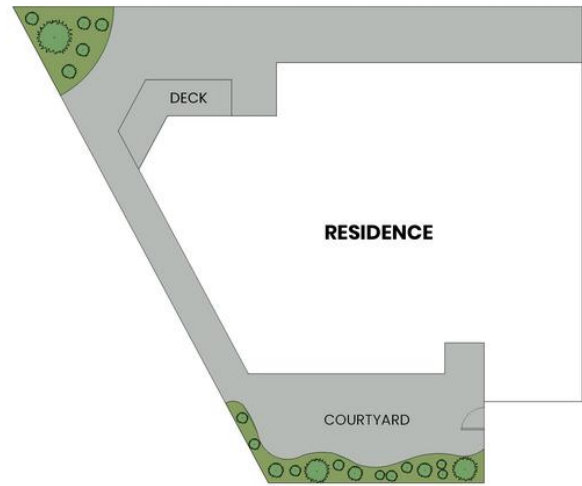
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FLOOR PLAN



SITE PLAN

Scale in meter. Indicative only. Measurement and dimensions are approximate.
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APPROX. INT: 144m²

