

## The Entrance, 20a Warrigal Street

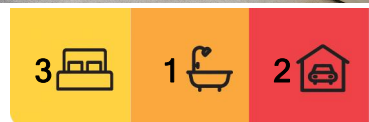
Immaculate Torrens Title Duplex, Moments to The Greens!

Welcome to your low maintenance lifestyle.

This beautifully presented three bedroom property offers luxury and convenience in a prime location.

Key Features:

- \* Quality finishes throughout the home, combining style and functionality to create an inviting living space with split system air conditioning.
- \* Spacious living, a generous loungeroom that opens onto the dining area and kitchen.
- \* Three comfortable-sized bedrooms, with built-in robes to two and bathroom access from the main bedroom.
- \* Kitchen with plenty of bench space and storage.



**For Sale**

Price Guide: \$850,000

**View**

Sat 9th Aug @ 10:00AM - 10:30AM

**Contact**

**Justin Bond**

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**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.

**LJ Hooker Tumby Umbi | Killarney  
Vale | Bateau Bay  
(02) 4389 1722**



- \* Internal laundry with bonus toilet.

Outside features a lovely under cover entertaining area, the ideal place to unwind, no lawn to fuss about, making for a low maintenance haven.

A double garage with remote access takes care of all your storage needs.

The location:

- \* 280 m walk to The Greens The Entrance.
- \* 650 m walk to Coles The Entrance.
- \* 750 m walk to The Entrance Ocean Baths and Beach.
- \* 2.1 kms to restaurants and dining at Toowoon Bay
- \* Approximately 14 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

This exceptional duplex combines space in a prime location to offer a lifestyle that is hard to beat.

Do not miss out —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 About this Property

Property ID	WNAGJF
Property Type	DuplexSemi-detached
Land Area	324.2 m2

**Justin Bond 0406 999 007**

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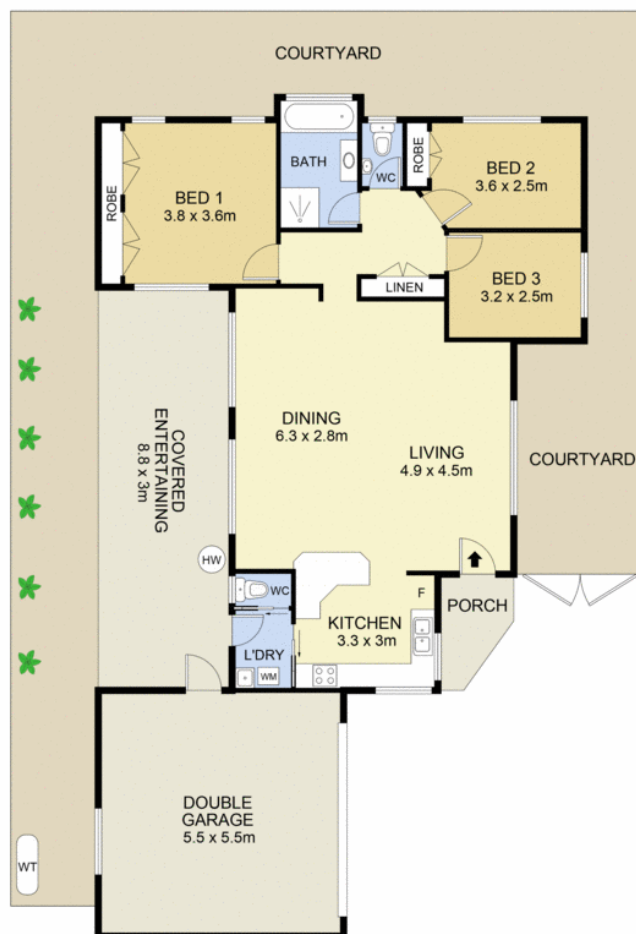
**LJ Hooker Tumbi Umbi | Killarney Vale | Bateau Bay (02) 4389 1722**

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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 : 127m<sup>2</sup>

EXT : 121m<sup>2</sup> NOT TO SCALE



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