



38 Walumbi Avenue, Tingira Heights

Classic Charm, Solid Bones, and Scope to Add Value

Set in a quiet pocket surrounded by natural bushland, this three-bedroom weatherboard home presents a fantastic opportunity for buyers looking to secure a property with strong fundamentals and the ability to make it their own over time. With polished floorboards throughout, a practical layout, and a generous block, this is a home that offers immediate comfort alongside clear potential for improvement.

Inside, the living room is spacious and welcoming, creating a central hub for everyday living. The galley-style kitchen provides ample preparation space and functionality, making it well suited to both daily use and future enhancement. All three bedrooms are well-sized, with one featuring a built-in wardrobe, offering flexibility for families, guests, or a home office.

A front verandah adds to the home's character and provides a relaxed spot to enjoy the peaceful surrounds, while the natural bush backdrop enhances the sense of space and connection to the outdoors.

The main bathroom is centrally positioned and includes a bath over tub, catering to practical family living.

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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AUCTION

Thu 4th Jun @ 6:00PM

VIEW

Sat 9th May @ 12:00PM - 12:30PM

AGENTS

Steven Georgalas
0499 191 411
steven@ljhookerbelmont.com.au

Jake Graham
0423 169 195
jake.graham@ljhooker.com.au

AGENCY

LJ Hooker Belmont
(02) 4945 8600



To the rear of the property, a secure double garage offers excellent storage and parking, while the yard provides plenty of space for further improvement or landscaping. A pool is also located on the block and, while currently not in use, presents an opportunity for buyers to restore or reimagine the space to suit their needs.

Positioned for convenience, you are just approx. 2.4km to Mount Hutton Shopping Centre, approx. 5.3km to Belmont CBD, and approx. 6.9km to the highly sought-after Belmont 16s, placing shopping, dining, and lakeside lifestyle options all within easy reach.

Offering character, space, and genuine upside in a well-connected location, this is an opportunity to secure a home with plenty of potential to add value over time.

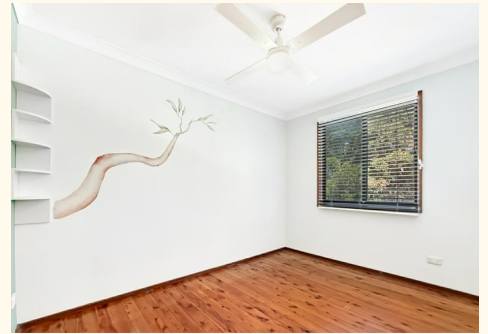
(We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.)

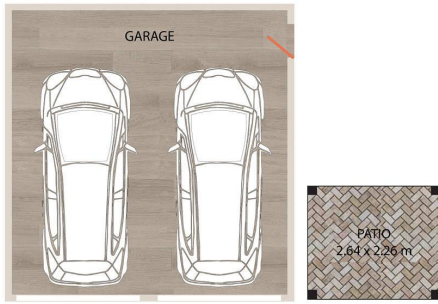
MORE DETAILS

Property ID	2MJ1J
Property Type	House
Land Area	663.9 m2
Including	Study
	Air Conditioning
	Courtyard
	Dishwasher
	Built-in-Robes
	Car Parking - Surface
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Dining room

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LJ Hooker Belmont (02) 4945 8600
562 Pacific Highway, BELMONT NSW 2280
belmontnsw.ljhooker.com.au | office@ljhookerbelmont.com.au





(NOT IN POSITION)



36 WALUMBI AVE, TINGIRA HEIGHTS NSW 2290, AUSTRALIA

TOTAL APPROX. FLOOR AREA 75 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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