



3a Fourth Avenue, Toukley

## Living in the Avenues

Positioned in the highly sought-after Toukley Avenues, this beautifully presented Torrens Title duplex delivers easy living in a lifestyle location. Offering comfort, convenience and low-maintenance appeal, it's the perfect opportunity for downsizers, first home buyers or investors alike.

Inside features three generous bedrooms, all with built-in wardrobes, while the main includes an ensuite. The open plan living and dining area flows through to a neat and functional kitchen complete with dishwasher and the windows through out are fitted with plantation shutters.

Enjoy being just moments from the lake, boat ramp, public transport, local cafes, shopping and the ever-popular Toukley Golf Club.

Additional features include:

- Single lock-up garage
- Air conditioning
- Solar panels
- No Strata

Whether you're downsizing, investing, or entering the market, this home offers an unbeatable opportunity in one of Toukley's most desirable pockets. To arrange a private inspection, contact Norman

3 2 1

### FOR SALE

\$770,000 - \$810,000

### VIEW

Sat 13th Jun @ 11:00AM - 11:30AM

### AGENTS

Norman Schwarz  
0412 559 425  
nschwarz.budgewoi@ljhooker.com.au

William Davies  
0422 082 993  
wdavies.budgewoi@ljhooker.com.au

### AGENCY

LJ Hooker Budgewoi | Toukley  
(02) 4390 5555

All information contained therein is gathered from relevant third parties sources.  
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Interested parties must rely solely on their own enquiries.

LJ Hooker

Schwarz on 0412 559 425.

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## MORE DETAILS

Property ID	NK0HPC
Property Type	DuplexSemi-detached
Land Area	358 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Alarm
	Courtyard
	Dishwasher
	Built-in-Robes
	Secure Parking
	Solar Panels
	Solar panels

### Norman Schwarz 0412 559 425

Sales - Licensed Agent | [nschwarz.budgewoi@ljhooker.com.au](mailto:nschwarz.budgewoi@ljhooker.com.au)

### William Davies 0422 082 993

Sales - Licensed Agent | [wdavies.budgewoi@ljhooker.com.au](mailto:wdavies.budgewoi@ljhooker.com.au)

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85-87 Scenic Drive, BUDGEWOI NSW 2262

[budgewoi.ljhooker.com.au](http://budgewoi.ljhooker.com.au) | [budgewoi@ljhooker.com.au](mailto:budgewoi@ljhooker.com.au)



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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

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