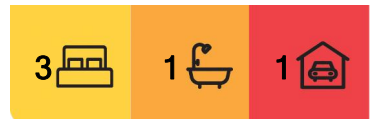


Toukley, 35 Fravent Street

Attention First Home Buyers/Investors

Great buying opportunity awaits with this three-bedroom family home, positioned on a 493sqm level block of land. Found in a convenient location close to Shops, Schools & public transport. Perfect for first home buyers or the savvy investors looking for the ideal investment property. The back yard is level with the possibility of granny flat construction (Subject to council approval).

- * Attention first home buyers/ Investors.
- * Well-presented throughout, with room to add your own touches.
- * Functional floorplan with separate lounge/dinning/Study.
- * Kitchen is spacious with plenty of storage
- * Bedrooms are good size with ceiling fans.
- * Timber floors throughout, air conditioning in main living area.
- * Bathroom is compact and well presented.
- * Single carport with plenty of off-street parking.



For Sale
Please Call

View
ljhooker.com.au/WDMGJF

Contact
Craig Trehearne
0478 072 257
craig.trehearne@ljhooker.com.au



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

- * Small undercover entertaining area overlooking back yard.
- * Found in a desirable location close to all amenities.

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	WDMGJF
Property Type	House
Land Area	493 m2

Craig Trehearne 0478 072 257
Sales Consultant L.R.E.A | craig.trehearne@ljhooker.com.au

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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 : 96m²
EXT : 44 m² **NOT TO SCALE**



35 Frauent Street, Toukley