



2 Indica Close, Tuggerah




Renovated, Refreshed and Unbeatable Location

Positioned proudly on an elevated 661sqm block in a peaceful cul-de-sac, this beautifully presented recently renovated home delivers the perfect blend of comfort, convenience and lifestyle. Just moments from the thriving Tuggerah precinct including Westfield Shoppingtown, Tuggerah Train Station, the business park and the Super Centre, you'll enjoy the rare harmony of tranquillity and accessibility in one exceptional location all within easy reach of the Sydney/Newcastle M1 Motorway.

From the moment you arrive, the inviting charm of this residence is unmistakable. Step inside to discover three generously sized bedrooms, all complete with built-in robes, including a master suite with a private ensuite. A separate study offers the flexibility to work from home or create a quiet retreat for reading or creativity.

The thoughtfully designed near new light-filled kitchen complete with pyrolytic self cleaning induction oven and dishwasher also boasts an abundance of bench and cupboard space, flows seamlessly into the dining area, ideal for everyday living and hosting family meals.

The spacious, modern brand new main bathroom with floating vanity, exquisite bath and shower, adds to the home's effortless functionality. Outdoors, the private, pet-friendly backyard is a sanctuary for relaxation and entertaining. Enjoy the covered patio and elevated

3  2  2 

FOR SALE
\$990,000 to \$1,050,000

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

deck, perfect for weekend barbecues or unwinding after a long day. A rear-access roller door leads to the double lock-up garage with extra high ceiling, ideal for a mezzanine level if installed, while a lockable garden shed and bonus under-house workshop offer exceptional storage and workspace versatility.

Set on the high side of the street, the home captures lovely escarpment views and cool spring/summer breezes, surrounded by beautifully manicured gardens with a vegetable garden, mango and mandarin tree, adding to its warm and welcoming appeal.

With easy access to the M1 and an array of local amenities close by, this property presents an outstanding opportunity for young families, first-home buyers, and savvy investors seeking value and lifestyle in equal measure.

Property Features:

- Three great-sized bedrooms with built-in robes; master with ensuite, plus study
- Solid brick and tile home, the original owner a builder, meticulously built to his own standards to live in, with elevated views of the escarpment
- Near new light-filled kitchen with an abundance of storage and bench space
- Covered outdoor entertaining area, deck, and rear access to a double lock-up garage
- Reverse cycle air conditioning, ceiling fans, and natural gas
- Quiet cul-de-sac location on a 661sqm block with manicured gardens
- Moments to Westfield Tuggerah, Tuggerah Train Station, schools, business precincts and more
- Only a few-minutes drive to the M1 Motorway, perfect for commuters

Key Details:

- Council Rates - \$1,626 per annum approximately
- Water Rates - \$1,185 per annum approximately

A home that truly ticks every box-comfort, convenience and charm. Don't miss this incredible opportunity.

MORE DETAILS

Property ID	15KFFNA
Property Type	House
Land Area	661 m2
Including	Air Conditioning Balcony Dishwasher Workshop Built-in-Robes Fully Fenced Remote Garage

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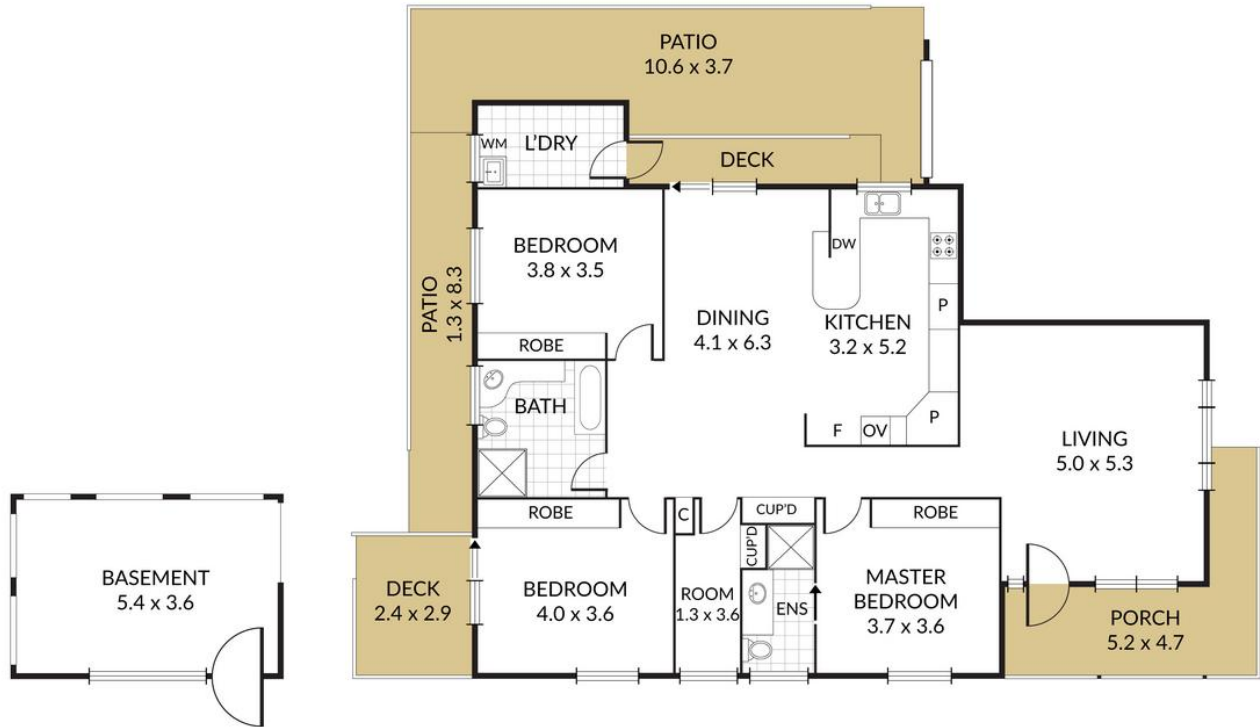


Internal 134m² External 84m² Total 218m²

2 Indica Close, Tuggerah



3 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.