

## Tumbi Umbi, 12 The Avenue

### Stunning Single Level Home!

This exceptional four-bedroom residence is located in the sought after suburb of Tumbi Umbi. Positioned on an elevated block and is found in a quiet tranquil setting, close to bushland. Nestled amongst quality homes in a popular estate, with all amenities found in close proximity to the property and the Freeway to Sydney and Newcastle only 10-15mins away. Currently with tenants on expired lease paying \$630.00 per week.

- \* Family sized kitchen equipped with modern appliances & finishings.
- \* Generous living areas, immaculate presentation throughout.
- \* Master bedroom is spacious, with ensuite.
- \* Well-appointed main bathroom, separate toilet and vanity.
- \* Quietly nested among quality homes in a desirable location.
- \* Single lock up garage with access to backyard.
- \* Low maintenance 522 sqm block, with pristine gardens lining the boundaries.
- \* Large undercover entertaining area, perfect for entertaining.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/W7XGJF](http://ljhooker.com.au/W7XGJF)

**Contact**  
**Craig Trehearne**  
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[craig.trehearne@ljhooker.com.au](mailto: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**  
**(02) 4389 1722**

\* Centrally located, close to Shopping centres, Freeway, Schools & Central coast beaches.

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

<b>Property ID</b>	W7XGJF
<b>Property Type</b>	House
<b>Land Area</b>	522 m <sup>2</sup>

**Craig Trehearne 0478 072 257**

Sales Consultant L.R.E.A | [craig.trehearne@ljhooker.com.au](mailto:craig.trehearne@ljhooker.com.au)

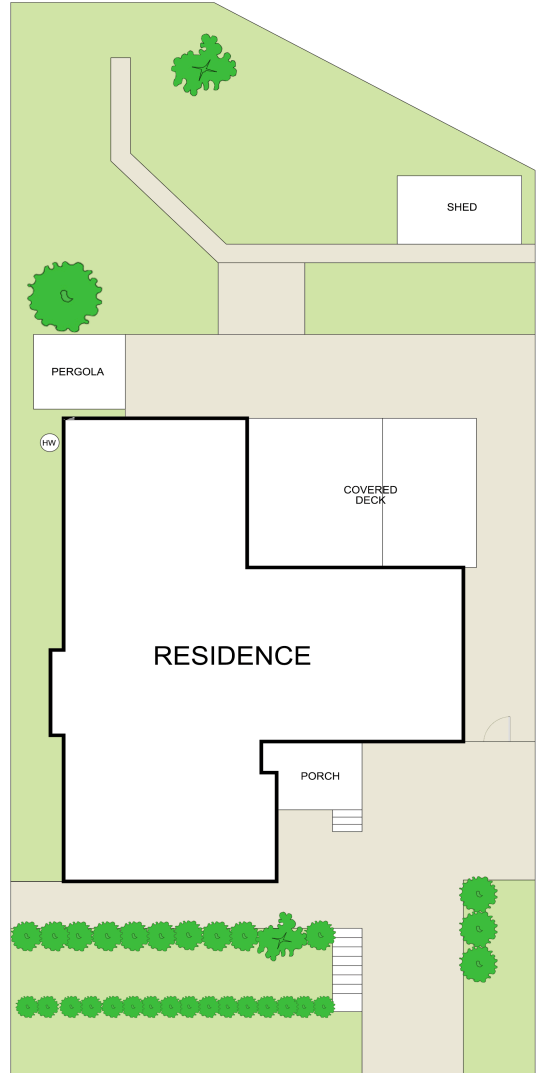
**LJ Hooker Tumby Umbi | Killarney Vale (02) 4389 1722**

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SITE PLAN

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 : 125m<sup>2</sup>  
EXT : 38 m<sup>2</sup> NOT TO SCALE

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