



15 Florence Avenue, Tumbi Umbi

Great Opportunity Capturing a Pleasant Outlook!

Situated in a popular family suburb capturing a pleasant outlook and creating a feeling of space and tranquility; is this ideal first home or investment property.

Set over two levels and featuring:

- A combined lounge and dining area with timber flooring and balcony access.
- Kitchen with stainless steel appliances that has been updated.
- " Three bedrooms —two with built ins and the main bedroom capturing a nice outlook.
- " Downstairs rumpus area —ideal to set up as a games room with plenty of space for a pool table.
- Laundry with second bathroom that has been updated from original.

3 2 1

FOR SALE

Price Guide: \$900,000

AGENTS

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AGENCY

LJ Hooker Tumbi Umbi | Killarney Vale |
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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

- Leafy rear yard with plenty of space to entertain or play with well presented gardens and firepit area.
- Drive through garage with internal access.

The Location:

- 1.2 kms to Killarney Vale Public School.
- 1.8 kms to Coles Killarney Vale and Village Shops.
- 550 m walk to Tuggerah Lakes and Cycleway.
- 2.4 kms to Mingara Recreation Club.
- 4.5 kms to Bay Village Square.
- 4.2 kms to Tuggerah Lakes Secondary College Berkeley Vale Campus
- 4.0 kms to Shelly Beach Golf Club & Beach.
- Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

This home is not to be missed and offers the astute purchaser the opportunity to enter the market at a competitive level.

Call Justin or Belinda today for your own private viewing today.

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.

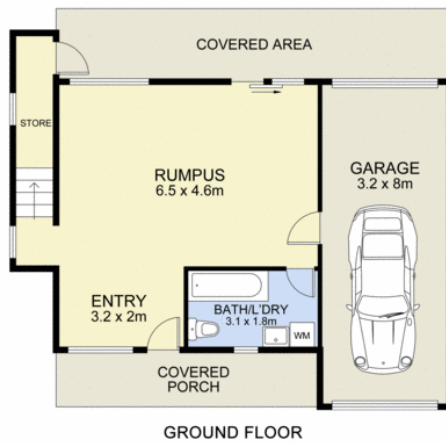
MORE DETAILS

Property ID	WUMGJF
Property Type	House
Land Area	461.6 m2

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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 : 150 m²

EXT : 40 m² NOT TO SCALE

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