





3 Minnow Close, Tumbi Umbi

Space to Grow. Privacy to Enjoy. A Location You'll Love.

Tucked away in a quiet cul-de-sac, 3 Minnow Close offers the perfect balance of comfort, space, and convenience. Featuring four well-proportioned bedrooms, this home provides flexibility for growing families or those simply seeking extra room to enjoy.

Natural light filters through the living and dining spaces, while the kitchen anchors the home, effortlessly connecting family dinners, morning coffees and conversations that stretch long into the evening.

Sliding doors extend the living outdoors to a covered entertaining area, private, low maintenance and ready for everything from summer barbecues to quiet Sunday afternoons. Outside, manicured gardens frame the property beautifully, while the wide driveway and double garage provide both convenience and impressive street presence. It's a home that has been lovingly maintained and one that feels immediately welcoming from the moment you arrive.

One of the home's greatest strengths is its location. Tumbi Umbi has earned a reputation as one of the Central Coast's most desirable family suburbs, offering a relaxed lifestyle with exceptional connectivity, yet only moments from schools, cafés, beaches,

4 1 2

FOR SALE
$910,000-$950,000

VIEW
Sat 7th Nov @ 1:45PM - 2:15PM

AGENTS

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AGENCY

LJ Hooker Tumbi Umbi | Killarney Vale | Bateau Bay
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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.

Tuggerah Lakes, shopping and the M1.

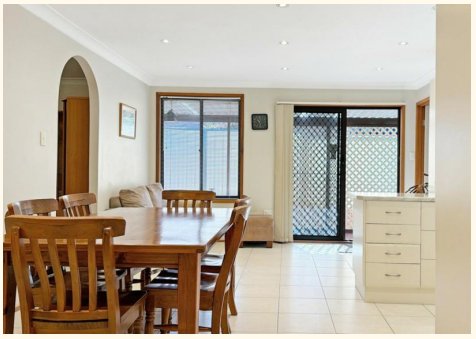
Property Features:

- Four generous bedrooms, offering flexibility for families or home office space
- Well-appointed family bathroom
- Spacious living and dining areas designed for everyday comfort
- Functional kitchen with ample storage
- maintenance design allowing more time to enjoy your weekends
- Quiet cul-de-sac location with limited through traffic
- Move-in ready with scope to personalise over time

Prime Location:

- Positioned in a peaceful, family-friendly cul-de-sac
- Minutes to Shelly Beach, Bateau Bay Beach and Toowoon Bay for swimming, surfing and coastal walks
- Easy access to local primary and secondary schools
- Just minutes from Bateau Bay Square and only a short drive to Westfield Tuggerah
" Convenient access to cafés, restaurants and everyday amenities
- Approximately 15 minutes to the M1 Motorway for commuters travelling to Sydney or Newcastle

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.











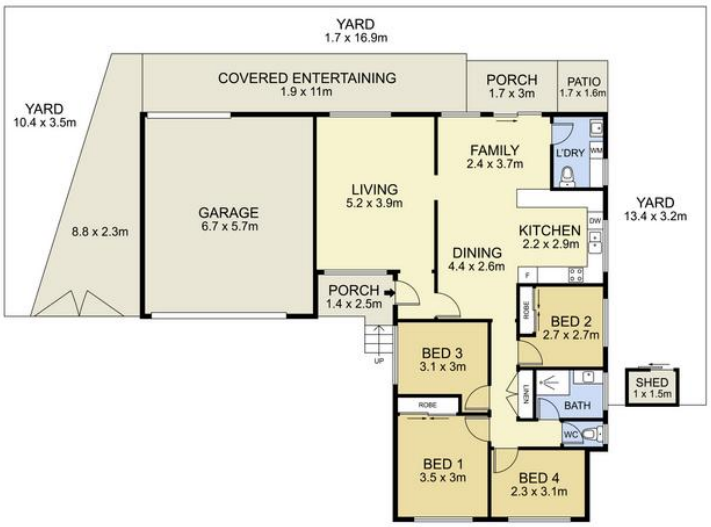
MORE DETAILS

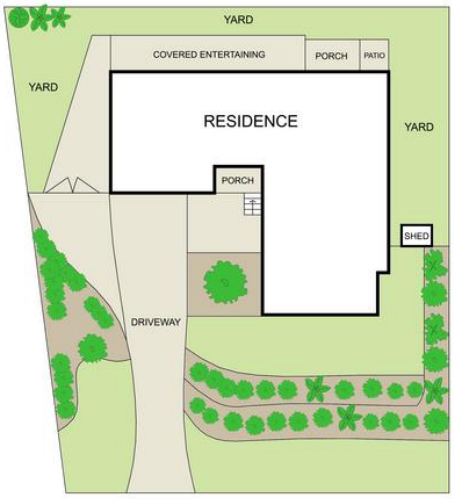
Property ID	WXQGJF
Property Type	House
Land Area	580.7 m2
Including	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

Tim Bembridge 0403 665 630
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Principal - Licensee | justin.bond@ljhooker.com.au

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SITE PLAN

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 : 147m²
EXT : 68m² **NOT TO SCALE**

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