



4 Alimah Close, Tumby Umbi

Renovator's Dream with Elevated Views!

Positioned in an elevated and private setting, this Tumby Umbi residence presents a genuine opportunity for buyers seeking a property with plenty of potential and the chance to add value.

Capturing a stunning elevated outlook with distant lake views, the home offers a practical single-level floorplan, complemented by generous outdoor decking and a private front yard.

While the home is in need of renovation, the fundamentals are here to create something truly special. The layout provides a fantastic canvas for those looking to renovate, modernise and add their own style and finishes.

- Elevated position capturing distant lake views.
- Private front yard with established gardens.
- Three-bedroom single-level floor plan.
- Spacious master bedroom with walk-in robe.
- Two additional well-sized bedrooms.
- Main bathroom plus extra separate WC in laundry.
- Open-plan kitchen, dining and living areas.
- Generous living room.
- Large 5.7m x 4.4m front rear deck, ideal for entertaining.

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.

3 1 2

FOR SALE
\$890,000

VIEW
By Appointment

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AGENCY
LJ Hooker Tumby Umbi | Killarney Vale |
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- Substantial double garage, approximately 6.9m x 6.0m.
- Under-house storage access.

Whether you're a renovator, investor or buyer looking for a blank canvas opportunity, this is an exciting chance to secure a property in a desirable Tumbi Umbi setting and transform it into your ideal home.

Bring your vision, add your own finishes and unlock the potential.

For further information be sure to contact Justin or Craig 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	WZ7GJF
Property Type	House
Land Area	550.5 m2
Including	Balcony Deck Built-in-Robes Secure Parking

Justin Bond 0406 999 007

Principal - Licensee | justin.bond@ljhooker.com.au

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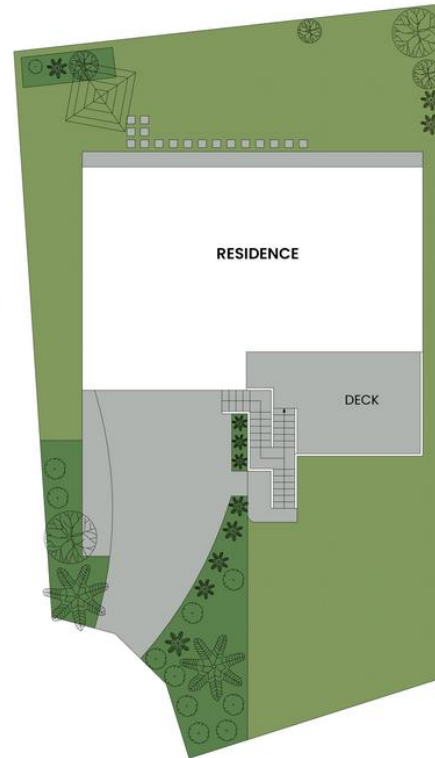
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SITE PLAN

Scale in meter. Indicative only. Measurement and dimensions are approximate.
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APPROX. INT : 168m²
LAND SIZE : 550.5m²

