






76 Morgan Avenue, Tumby Umbi

## Perfectly Presented Single Level Residence!

This exceptional four bedroom single level residence is located in the sought after pocket of Tumby Umbi. Positioned on a level 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 to 15mins away.

- Family sized kitchen equipped with modern appliances & finishings.
- Generous living areas, immaculate presentation throughout.
- Master bedroom is spacious, with ensuite.
- Well-appointed spacious main bathroom.
- Quietly nestled among quality homes in a desirable location.
- Double lock up garage with ample storage & internal access.
- Low maintenance 512.9 sqm block with pristine gardens lining the boundaries.
- Air conditioning, ceiling fans, natural gas.
- Backing onto bush reserve and safe cul de sac location.
- Ideal for the growing family or mature aged buyers looking for single level lifestyle.
- Centrally located, close to Shopping centres, Freeway, Schools & Central coast beaches.

4  2  2 

### FOR SALE

Price Guide: \$990,000

### AGENTS

Craig Trehearne

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### AGENCY

LJ Hooker Tumby Umbi | Killarney Vale |

Bateau Bay

(02) 4389 1722

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.



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

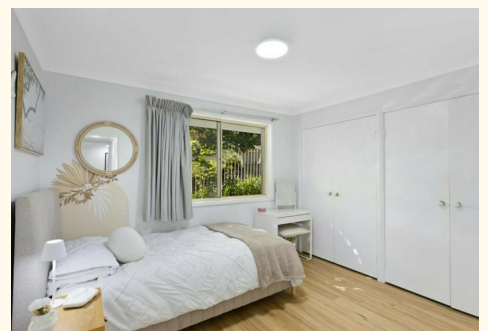
Property ID	WJSGJF
Property Type	House
Land Area	512.9 m2

**Craig Trehearne 0478 072 257**

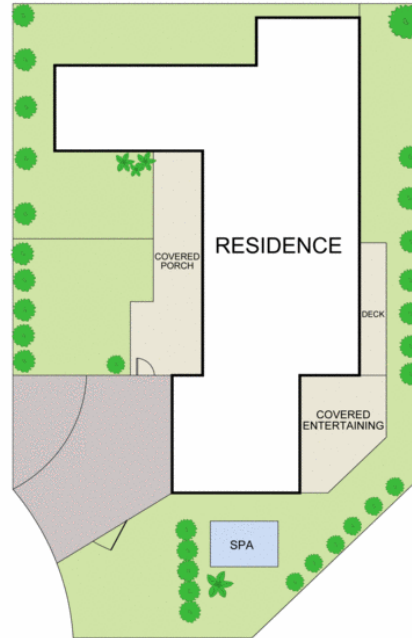
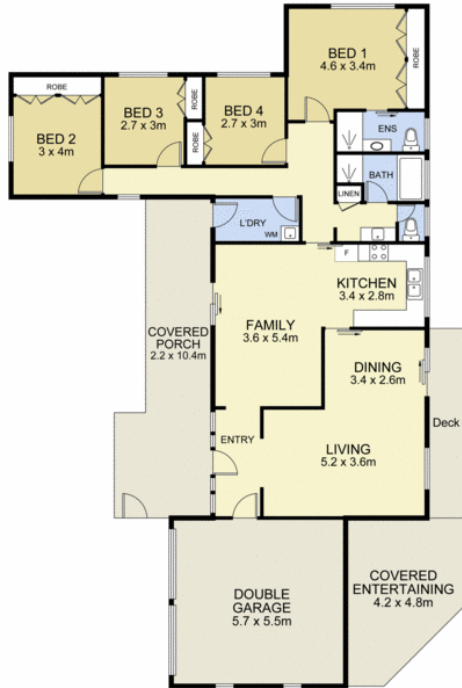
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# LJ Hooker



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 : 158m<sup>2</sup>

EXT : 49m<sup>2</sup> NOT TO SCALE



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