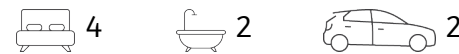




**Untapped Potential! Large Block! Side Access with Pool**



## 170 Eastern Road, Killarney Vale

Sold for \$960,000 (Jul 25, 2024)

This immaculate single level home is privately set on a large corner 834.7 sqm allotment with side access and double gates.

Providing ample space to build a granny flat (Subject to council approval) Conveniently located 6 minutes' drive to Shelly Beach and Bateau Bay Shopping Square, with Lakeside reserves only 2.8 km away.

The interior offers a fluid layout with separate living zones that are filled with natural light. Enjoy the summertime poolside while soaking in the sunny northerly aspect.

- Open plan lounge and dining area, reverse cycle air conditioner
- The kitchen has direct pool views, gas cooking, pantry and dishwasher
- The vast second living area has sliding glass doors to the backyard
- Master suite with ensuite, walk-in robe, and ceiling fan
- All 4 bedrooms have a leafy outlook with built-in-robos, and ceiling fans to 2 bedrooms

<b>Property ID:</b>	L740961
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	193
<b>Garages:</b>	2
<b>Land Area:</b>	834.7 sqm

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- Double garage, has remote access, NBN (Fiber to premises)
- Sparkling Inground pool, large 834.7 sqm allotment
- Potential rental return \$850- 900 per week

Location:

- 2.1 km to Killarney Vale shops & cafes
- 2.4 km to Bateau Bay Square shopping Centre
- 2.7 km to Mingara Lifestyle club
- 2.8 km to Tuggerah Lakes foreshore & the Cycleway that stretches the lake for 14km
- 3.5 km to Shelly Beach & Golf Course
- 9.3 km to Tuggerah Westfield, M1 & Tuggerah train station

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E & OE. Please note that all information herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested parties should rely on their own enquires.