



& Sold by Louise Hackmann



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40 Tasman Avenue, Killarney Vale

Sold for \$835,000 (Jan 28, 2025)

Discover the perfect blend of charm, space, and convenience with this delightful three bedroom cottage, set on a level 550 sqm block in a sought after location.

This property is just 2.9 km from Shelly Beach and steps from Bateau Bay Square. It offers easy access to stunning beaches, shopping, and the lakeside cycleway.

- Three generous bedrooms all with built-in-robres
- Spacious lounge room with hardwood timber floors, ceiling fan
- A separate family room provides a second living space that flows to the covered entertainer’s deck
- Galley-style kitchen & dining area, complete with a separate pantry room for food and fridge storage
- Internal laundry adjoins the neat original bathroom
- The sparkling inground pool promises endless fun on those warm days

Property ID: L742225

Property Type: House

Carports: 3

Land Area: 550.0 sqm

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- Drive-through carport, accommodates up to 3 cars
- The property enjoys a refreshing north-easterly breeze being close to the coastline

This charming home is ready for you to move in, enjoy, and add personal touches. Whether you are a first home buyer, family, or investor this property presents a fantastic opportunity in a great location.

#### Location Highlights:

- 900 m – Bateau Bay Square Shopping Centre
- 1.5 Km – Access to the bike path that spans 12km around Tuggerah Lakes
- 2.9 km – Shelly Beach and Golf Course (4 Minute Drive)
- 10.3 km – M1 and Tuggerah train station
- 950m – Brooke Avenue Primary School Killarney Vale
- 1.8 km – Our Lady of The Rosary Catholic School
- 2km – Tuggerah Lakes Secondary College- The Entrance Campus

Contact Louise Hackmann for further information – 0413 183 515

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