

**49 Shortland Ave, Killarney Vale, NSW 2261**



**Sold House**

Friday, 1 March 2024

49 Shortland Ave, Killarney Vale, NSW 2261

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 335 m2**

**Type: House**



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**\$864,000**

High set in a quality street with minimal upkeep is this perfectly presented Torrens Titled duplex. Step inside to: \* A large open planned main living area, complete with tiled flooring and plantation shutters, and bonus under stair storage area. \* A well-appointed kitchen featuring a dishwasher, ample storage space, plus an island bench. \* All bedrooms are decent in size, the main with featuring a walk-in robe and its own Juliet balcony.\* Internal laundry with bonus third toilet. Flowing seamlessly from the main living is an outside low maintenance private courtyard, with a lovely patio area, and plenty of space to entertain. There is a remote lock up garage with internal access. Finished throughout with ducted air conditioning, gas outlet for heating, three new security screen doors, recent hot water system, new balcony railing and floorboards. Inspections will not disappoint. Ideal for the purchaser looking to enjoy a hassle-free lifestyle! The Location\* 2.6 kms to Shelly Beach Golf Course.\* 650 m to Brooke Avenue Primary School.\* 2.1 kms to Tuggerah Lakes Secondary College.\* 950 m to Coles Killarney Vale.\* 2.7 kms to Bay Village Square.\* Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way. 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.