

# 1/25 Ulana Avenue, Halekulani, NSW 2262

## Duplex/Semi-detached For Sale

Tuesday, 25 June 2024



1/25 Ulana Avenue, Halekulani, NSW 2262

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 642 m2**

**Type:**

**Duplex/Semi-detached**



Diana Systemans

0497712837

## \$565,000 - \$600,000 Guide

Renovated single level brick and tile, spacious duplex- villa on a level 664sqm block is a real find and position perfect. Walk to beautiful Lake Munmorah at the end of the street. The Villa itself is well-proportioned and has a great lay-out with two spacious bedrooms with fans and built in robe to main while the 2nd bedroom has a walk-in robe. The new separate Kitchen/ dining room opens to a fantastic large fully fenced outdoor courtyard with BBQ area. The kitchen has a Blanco electric fan forced oven/cooktop, a pantry lots of drawers with ample cupboards & bench space. The lounge room is light filled and air-conditioned. There is a large 3way tiled main bathroom with separate bath & shower, separate toilet & a separate vanity area. The garage has a remote-control door and access to the courtyard. There are 8 Solar Panels with a 5 kw Inverter for extra Panels. Sit and relax on your undercover veranda overlooking your manicured front lawn. This home is conveniently located walking distance to Lake Munmorah, Budgewoi Public School with a Bus Stop on the corner. Drive only a short distance to Coles at Budgewoi Shopping Centre and local Shops, Aldi at Toukley, Wyong Hospital, National Parks, and Beaches. In addition, Courtesy Buses are available from Halekulani Bowling Club, Budgewoi Soccer Club, Doyalson RSL Club; All venues have entertainment, dining facilities, bingo. This is a home you can't afford to miss! Enjoy The Many Inclusions • Strata titled but no strata payments, only 2 Villas on block • Split System Reverse Cycle Air-conditioners: Panasonic 4.5kw • Modern 3way bathroom, lots of natural light • 8 Solar Panels, 5Kw Inverter provision for more panels • Vertical Blinds and curtains • Carpets and Lino floor • Large laundry with sink, cupboard, linen press • Electric Blanco oven/grill & cook top • Heater/fan to bathroom • Electric Rinnai Hotflo Water Heater 125L • Low maintenance private fully fenced backyard • Garage with remote control door • Font Veranda • TV Antenna • Close public transport, Pacific Highway and the M1 motorway • 1 hour from Sydney and 45 minutes to Newcastle For further information or to make an appointment to view the property- Call Diana Systemans today 0497 712 837 or visit our Open House