

Sold



Unit 1, 25 Ulana Ave, Halekulani, NSW



## Perfect Villa Scale Down, Start Up or Invest: Walk to Lake

This single level brick and tile, spacious villa on a level 664sqm block is a real find and position perfect and walking distance 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 separate Kitchen/ dining room opens also to a fantastic large fully fenced out door court yard with BBQ area. The kitchen has a Westinghouse electric oven/cook top, a pantry lots of drawers with ample cupboards & bench space.

The lounge room is light filled and air-conditioned. There is a large 3 way tiled main bathroom with a bath & separate shower, separate toilet & a separate vanity area.

The garage has a remote-control door and access to the courtyard. There are 10 Solar Panels with a 5 kw Inverter for 15

 2  1  1

Price SOLD  
Property ID 101203

### Sales Representative Details

Diana Systemans  
0497712837  
diana@ozwayrealty.com.au

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, Doylson RSL Club; All venues have entertainment, dining facilities, bingo.

This is a home you can't afford to miss!

This home has so much more to offer:

- + Strata titled but no strata payments, only 2 Villas on block
- + Split System Reverse Cycle Air-conditioners: Panasonic 3 kw
- + Modern 3 way bathroom, lots of natural light
- + 10 Solar Panels, 5 Kw Inverter provision for 15 more panels
- + Vertical Blinds and curtains
- + Carpets and Lino floor
- + Large laundry with sink, dryer, cupboard, linen press
- + Electric Westinghouse oven/grill & cook top
- + Tastic heater/fan to bathroom
- + Electric Dux Hot Water Service 250L
- + Low maintenance private fully fenced backyard
- + Garage with remote control door
- + Font Veranda
- + TV Antenna & Foxtel
- + 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 on Saturday

---

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

Powered By:

