



FOR SALE

ENDLESS POTENTIAL ON A 695M2 BLOCK

Offered to the market for the first time in decades, this solid brick home presents an outstanding opportunity for renovators, investors or buyers chasing space, character and future potential in a convenient Toukley location.

Positioned on an approximately 695sqm block with an impressive wide frontage, the property offers excellent side access through to a large detached double garage and oversized rumpus/workshop at the rear.

Inside, the home retains plenty of original charm with timber flooring, spacious living zones and generous bedrooms, while the flexible floorplan provides the perfect canvas to renovate and add value over time.

Features include:

- Three spacious bedrooms
- Large light-filled living area
- Original kitchen with ample storage
- Separate dining area
- Huge rear rumpus/workshop space
- Detached double garage with additional covered entertaining/storage area
- Wide frontage with excellent side access
- Approx. 695sqm parcel
- Solid brick construction
- Ideal renovation or investment opportunity
- Convenient location close to shops, schools, cafes and Tuggerah Lakes

Packed with potential and ready for its next chapter, this is a fantastic opportunity to secure a well-built home in a tightly held pocket of Toukley.

Contact Brad Barker on 0413 875 833 to arrange your inspection today.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or

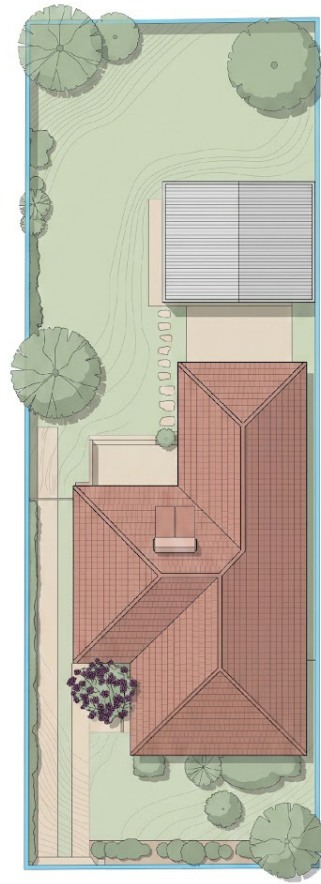
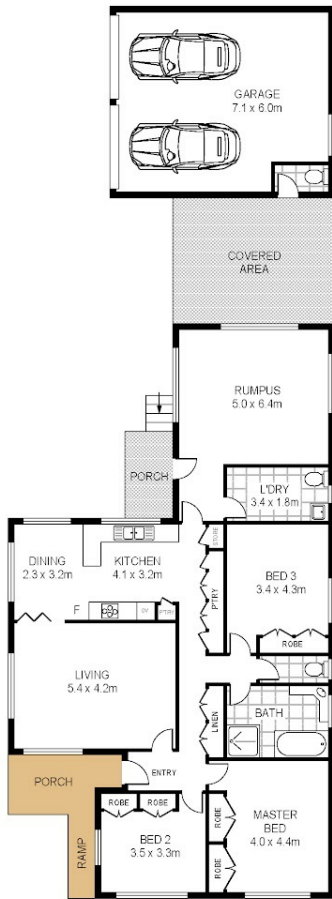
3 BED | 1 BATH | 2 CAR

PRICE:
\$850,000 - \$900,000

OPEN FOR INSPECTION:
Jun 6 at 1:20pm - 1:40pm



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44 Hammond Road
Toukley

Total Internal Floor Area: 152 sqm
Garage: 43 sqm

Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.