



**45 Burbank Drive Tuggerah NSW**

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Enjoying a top location, this neat three-bedroom contemporary home is an ideal investment, first home or perfect retirement home.

The comfortable floor plan features a formal lounge with air conditioning at the front as well as a separate dining/family room off the kitchen. There are 3 bedrooms all with robes. The main bedroom has access to the 2-way bathroom. There is also a separate toilet, laundry and single lock up garage.

Outdoors, the private backyard offers a concrete courtyard as well as lawn and garden space.

Set in an ideal location, the home is only a short walk to Westfield Shopping Centre and Tuggerah Train Station, while the M1 motorway access is only minutes away.

**Price** : \$ 640,000  
**Land Size** : 302.5 sqm  
**View** : <https://www.coastwidefn.com.au/sale/nsw/central-coast-region/tuggerah/residential/house/7409504>



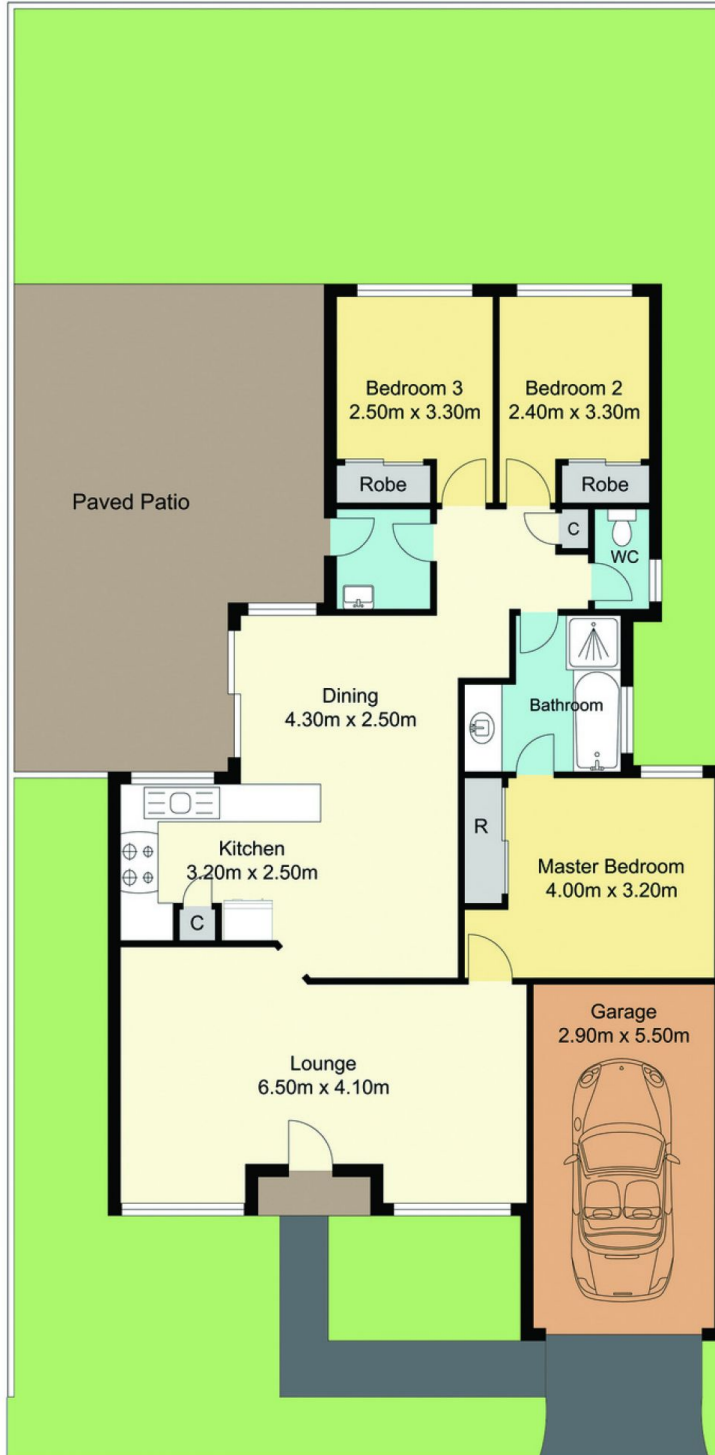
**Adrian Simpson**  
02 4353 1999



**David Manuelle**  
02 4353 1999



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**Total Approx. Floor Area 110.10 sq.m.**

Measurements are approximate. Not to scale. For illustrative purposes only. Boundaries are approximate.