13 SUNSET COURT **WYNN VALE**

FOR SALE

PEACEFUL SETTING ! STUNNING ENTERTAINING AREA !

* A Delightful & Inviting home great for entertaining and family fun in a quiet tranquil setting overlooking the valley and treetops. (come and listen to the birds sing)
* Immaculately presented Coppins & Lowry Master built home with large sunken lounge and spacious formal dine.
* Well appointed kitchen adjacent to the large family/dine area with sliding doors that lead out to the expansive paved entertaining area.
* Three generous sized bedrooms all with built-in robes and an ensuite to the main bedroom.
* The main bathroom is three-way with a separate toilet and vanity, and the laundry is quite large.
* Ducted air conditioning throughout the home plus gas heating.
* Outside we have a gigantic covered entertaining area with pitched roof and fantastic lighting, ideal for wonderful family living or the buyer who loves sophisticated entertaining in style .
* Plenty of undercover parking with large double carport & auto panel lift door plus extra parking at side of carport for boat, van or other vehicle and plenty of off street parking.
* A home not to be missed !
* Call Terry Webster Your Local North East Agent on 0419 993 357

3 BED | 2 BATH | 0 CAR

PRICE:
$460,000 - $480,000

OPEN FOR INSPECTION:
N/A
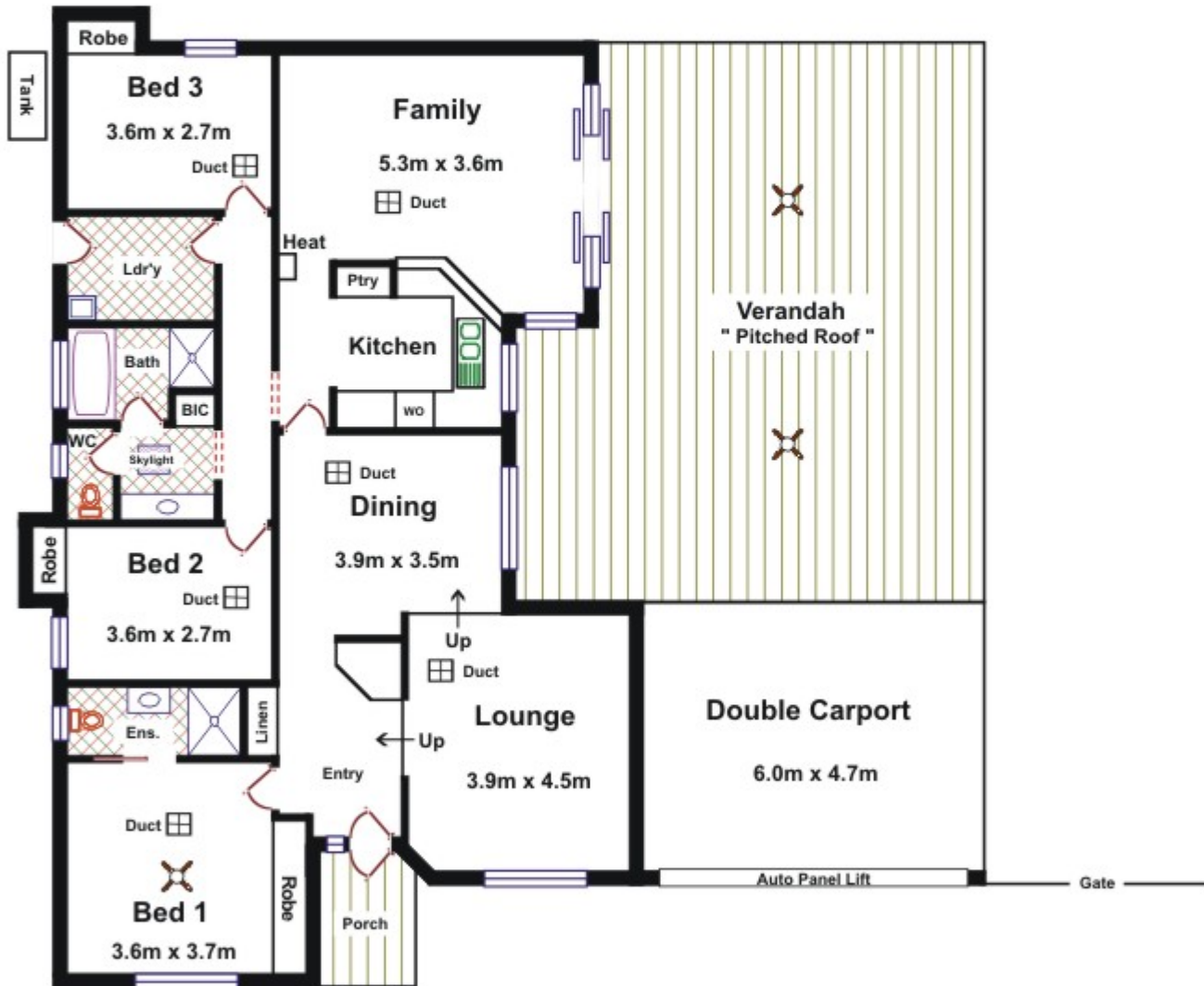

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13 Sunset Court
WYNN VALE

Area	M²
Living	148.80
Carport	28.20
Verandah	73.76
Porch	4.03
Total Approx	254.79

Shed

Tank

Robe

Bed 3
3.6m x 2.7m
Duct

Family
5.3m x 3.6m
Duct

Heat

Ldr'y

Ptry

Bath

Kitchen

BIC

WO

WC

Skylight

Verandah
" Pitched Roof "

Duct

Dining
3.9m x 3.5m

Robe

Bed 2
3.6m x 2.7m
Duct

Up
Duct

Ens.

Linen

Up

Lounge
3.9m x 4.5m

Double Carport
6.0m x 4.7m

Entry

Duct

Robe

Bed 1
3.6m x 3.7m

Porch

Auto Panel Lift

Gate

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes.

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