



## FOR SALE

### OPPORTUNITY KNOCKS ! GREAT LOCATION - GREAT VALUE !

- \* Perfectly situated in a great Location close to St Francis Xaviers School, Surrey Downs Shopping Centre, Transport, Parks and a Beautiful Lake (so come and relax & feed the ducks)
- \* Two spacious living areas, large formal lounge plus family room both with sliding doors leading out to the entertaining area.
- \* Upgraded kitchen/dine with servery through to family room.
- \* Four bedrooms plus study with built-in robes to bedrooms 1 & 3.
- \* Light & bright bathroom with new vanity, separate toilet and laundry has built-in cupboard.
- \* Outside we have a carport, plenty of off street parking, large paved pergola area at rear & large spacious easy maintenance gardens for the kids to play.
- \* Extra features include split system r/c air conditioning, new floor coverings, newly painted throughout, extensive new retaining walls
- \* Call Terry Webster (Your Local Agent) on 0419 993 357 for more information, a private inspection or for an appraisal on your home ! Visit [www.terrywebsterrealty.com.au](http://www.terrywebsterrealty.com.au)

4 BED | 1 BATH | 1 CAR

PRICE:  
\$365,000-\$375,000

OPEN FOR INSPECTION:  
N/A

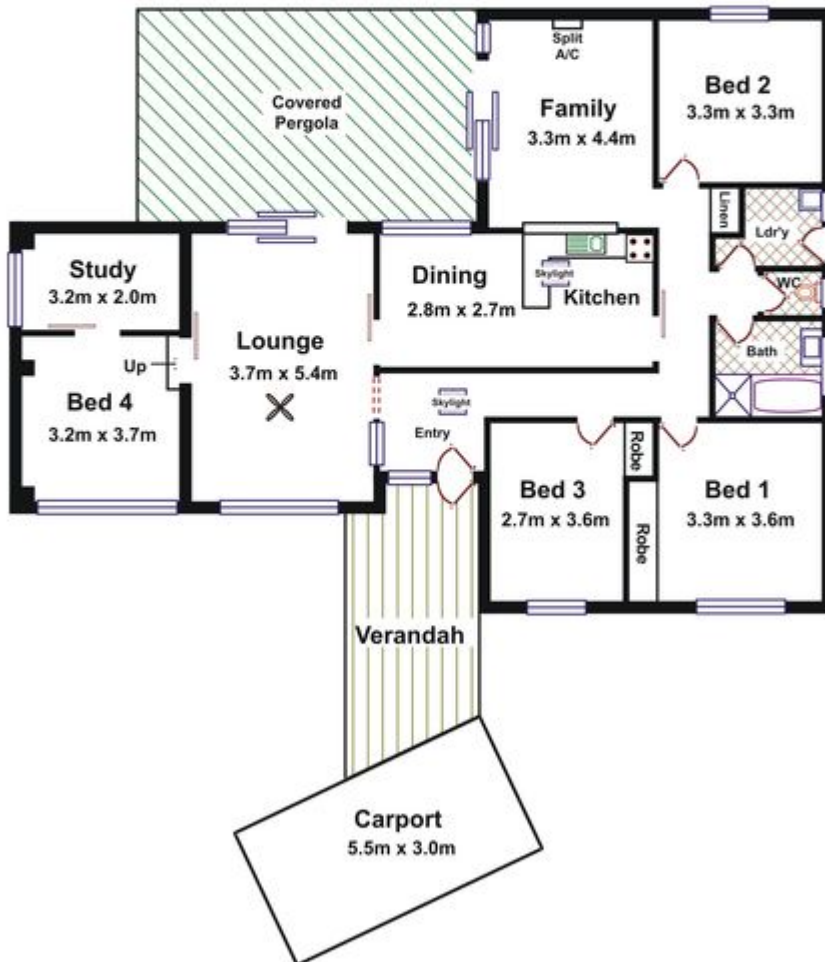


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15 Park Lake Drive  
WYNN VALE

Shed

Area	M <sup>2</sup>
Living	144.28
Carport	16.50
Verandah	13.63
<b>Total Approx</b>	<b>174.41</b>



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, layout and location of the property. Please check with local council that all structures are approved by council.

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.