



**SOLD**

## SURPRISINGLY SPACIOUS WITH CONVENIENCE OF LOCATION TO LOCAL FACILITIES!

From the moment you enter this wonderfully presented single level family residence, you instantly get the surprising feeling of an abundance of space. From the width of the hallway providing ease of access to the larger than expected bedrooms and study, to the formal living areas offering ample room for the family size dining table and oversized lounge and TV, through to an even larger tiled family room where the kitchen is ideally located for entertaining guests, or prepping the evening's family meal while the kids sit at the breakfast bar telling you about their day.

As you step outside onto the alfresco area, you can't help noticing a particular feature, which is not offered in most large homes in the immediate area. The space which the yard provides is perfect to entertain the kids while enjoying a private garden & lawn setting. Celebrating those special family occasions, or just kicking back with a nice cuppa and a good book, will be a breeze out here!

Ideal for the growing family, retirees, or the astute investor alike, and positioned toward the end of a quiet cul-de-sac street, this 3-4-bedroom family home also boasts close proximity to local amenities like Medical, sporting fields, clubs and local shops along with a short drive to Wyong Railway Station.

With a floor area of approximately 240 square meters and a land size of 772 square meters, this property offers plenty of space for you and your family to grow and create lasting memories.

Featuring –  
3 double bedrooms with built-in-robos,  
Large study could be converted to 4th bedroom if required  
Large master bedroom with walk-in-robe and ensuite  
Large formal living and dining areas  
Large family room off kitchen  
Ducted air conditioning throughout  
2 x Outdoor alfresco areas  
Double garage with auto door and workshop bench

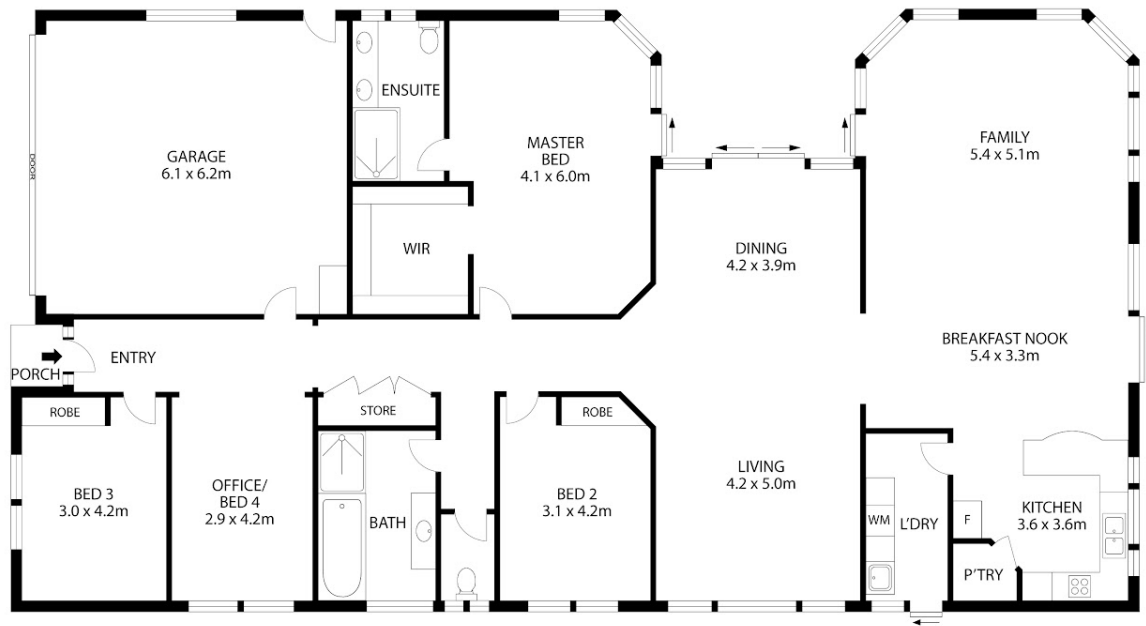
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$900,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Anthony Castelli**  
**0414514140**  
anthonycastelli@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Approx Area: 253m<sup>2</sup>

Floor and site plans are provided for marketing purposes only. Measurements are approximate and not to scale. 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.