



**SOLD**

**BEAUTIFULLY RENOVATED 4 BED HOME, BIG SHED + 2 X GARDEN SHEDS + BORE ON 800SQ/M**

Welcome to 11 Wyuna Street, Caravonica - proudly positioned in a tightly held and highly sought-after neighbourhood. Set on a huge 800m<sup>2</sup> block, this solid, block-built home offers space, flexibility and lifestyle. Featuring four generous bedrooms, a well-appointed family bathroom, and a layout designed for both comfort and practicality, this home is ideal for families & investors.

**Property Highlights:**

- \*The home features four oversized bedrooms, all tiled, air-conditioned, and equipped with 3 out of 4 built-in wardrobes.
- \*Outside tiled laundry with ample cupboard space.
- \* Spacious family bathroom with a shower/bathtub, and a separate toilet. Perfect for growing families
- \* Galley-style kitchen with breakfast bar an abundance of bench and storage space; an entertainer's dream, overlooking the family room & formal dining and rear garden.
- \* Covered outdoor entertainment area overlooking rear garden with additional cupboard space and room for BBQ.
- \* Large Powered insulated shed with Roll a door and clear side access; perfect for a workshop, toy storage, or additional utility space \* 2 x Additional Garden sheds.
- \* Fully fenced and private - a secure space for children and our furry friends to play safely
- \* Roof fully re-screwed and sealed.
- \* All windows have security screens and Security cameras around the house and shed.
- \* 5Kw Solar power + Solar Hot water - Rental Appraisal: \$730-\$770 per week

Whether you're upsizing, investing, or seeking a versatile property with genuine value-add potential. This is a home that ticks every box. Contact Stephen Ward on 0487 395 456 to arrange your private inspection today.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$740,000

**OPEN FOR INSPECTION:**  
N/A



**Stephen Ward**  
**0487395456**  
stephenward@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



## SITEPLAN

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.