

FOR SALE

2 BEDROOM 1 BATHROOM HOME WITH SEPARATE STUDIO!

Offering versatility, comfort, and convenience, this well-presented property features a renovated 2 bedroom home complemented by a fully self-contained 1 bedroom studio—perfect for extended family and guests.

The main residence has been tastefully updated and provides a functional, low-maintenance layout. A renovated kitchen sits at the heart of the home, flowing through to the living spaces and out to a rear deck—ideal for relaxing or entertaining. Both bedrooms are well-sized and serviced by a central bathroom, while ceiling fans and split system air conditioning ensure year-round comfort. A separate laundry adds further practicality.

Positioned separately, the studio offers excellent flexibility with its own bedroom, bathroom, and kitchenette—making it ideal for dual living, a home office, or potential rental income.

Outdoors, the property is complemented by garden sheds for additional storage and a low-maintenance yard, making it easy to maintain while still enjoying the space.

Key Features:

- 2 bedroom, 1 bathroom main residence
- Renovated kitchen with functional layout
- Separate laundry
- Ceiling fans throughout
- Split system air conditioning
- Rear deck for outdoor entertaining
- Separate 1 bedroom, 1 bathroom studio with kitchenette
- Garden sheds for additional storage
- Flexible dual living or income potential

Location Highlights:

- Walking distance to local schools
- Short drive to shops, the lake, and medical facilities
- Close to Wyong Hospital
- Easy access to the M1 motorway for commuters

3 BED | 2 BATH | 0 CAR

PRICE:

Price Guide \$780,000

OPEN FOR INSPECTION:

N/A

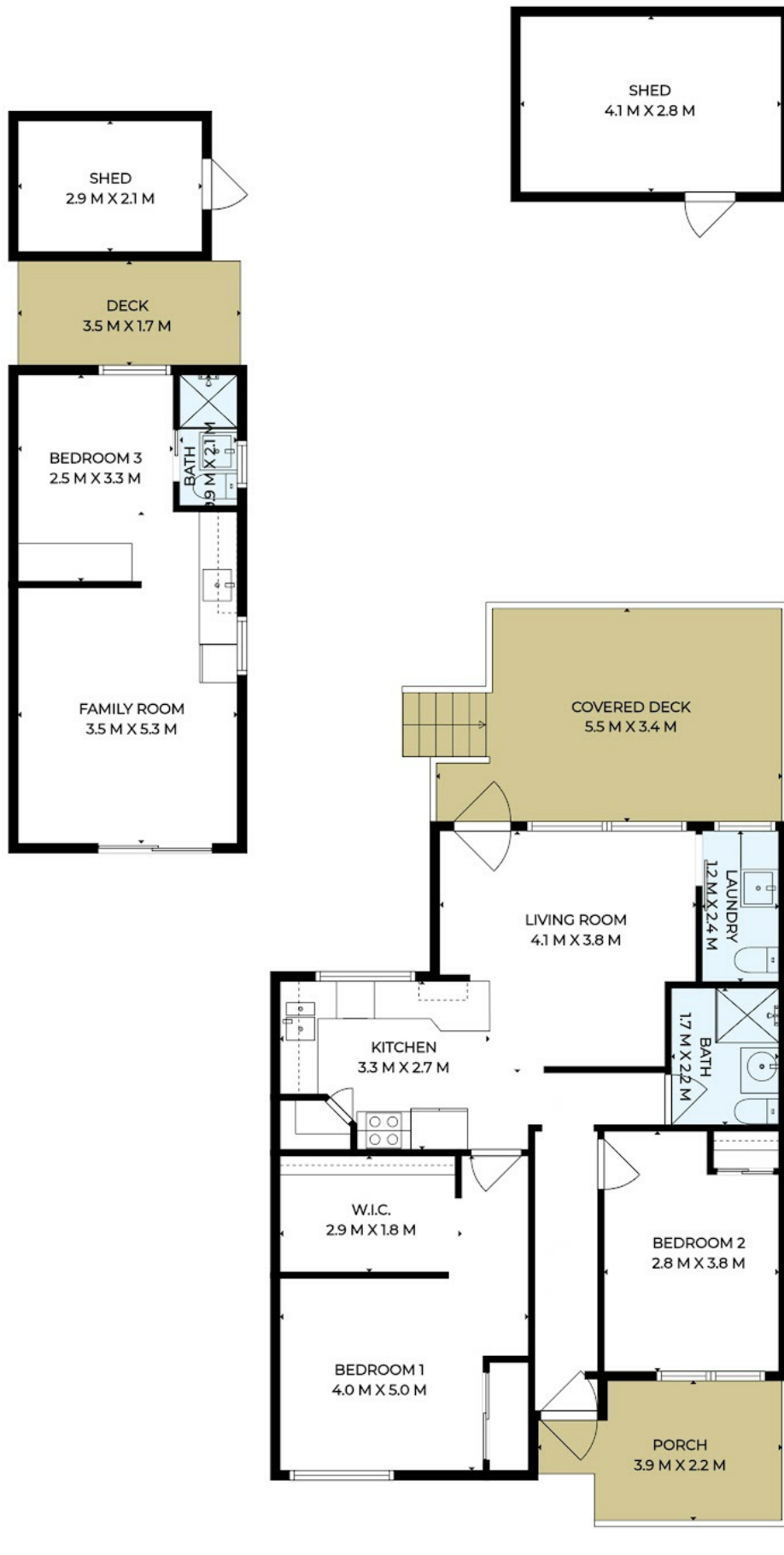


Thomas Twyford

0414002753

tomtwyford@atrealty.com.au

www.atrealty.com.au



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.

41 Woolana Avenue, Budgewoi

Thomas Twyford
 0414002753
 tomtwyford@atrealty.com.au
www.atrealty.com.au



Plans are for information only and are not to scale; measurements are indicative in metres. Plans should not be relied on. Interested parties should make and their own inquiries.