



FOR SALE

CUL-DE-SAC + 6X6M SHED + 22 SOLAR PANELS + VACANT POSSESSION

A ground-level three-bedroom home tucked away in a quiet cul-de-sac, complemented by a renovated kitchen that brings a fresh and functional feel to the heart of the home, offering a practical layout, plenty of potential and an opportunity that could appeal to first-home buyers, owner-occupiers and investors alike, comfortable everyday living, with plenty of scope to add your own touches over time and truly make the property your own.

Even more to discover. A verandah provides a great space to relax or entertain, while the substantial 6m x 6m shed offers excellent storage or workshop space.

For first-home buyers, here's where it gets interesting — the property may be eligible for the Australian Government 5% Deposit Scheme, subject to individual eligibility and applicable terms and conditions.

Thinking investment instead? The property is currently tenanted, giving investors the opportunity to purchase with an existing tenancy in place.

What's on Offer:

- Quiet cul-de-sac position
- Renovated kitchen
- Verandah providing additional outdoor living space
- Approx. 6m x 6m shed,
- 22 Solar Panels for energy efficiency.
- Vacant possession.
- Council rates approximately \$2,100 per annum

Sometimes the right property isn't about finding something extravagant — it's about finding an opportunity that makes sense.

Come through 3 Wye Court, take a look around and decide for yourself whether this could be the one you've been waiting for.

Disclaimer: Some images have been digitally enhanced using AI virtual staging for illustrative and

3 BED | 1 BATH | 3 CAR

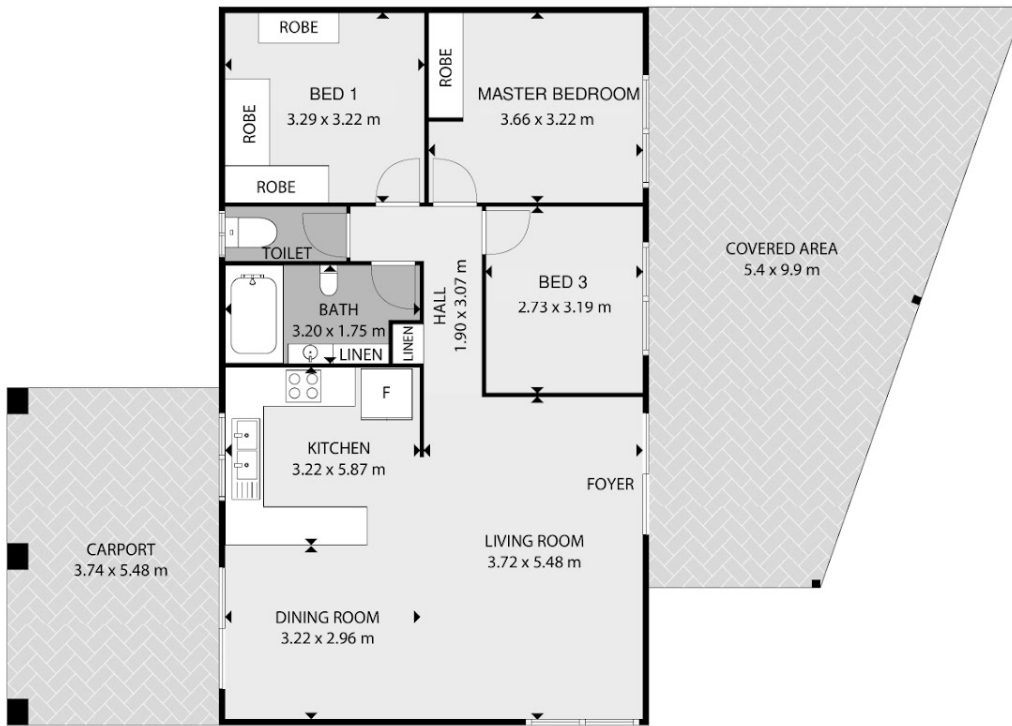
PRICE:
FOR SALE

OPEN FOR INSPECTION:
Oct 24 at 11:00am - 11:15am

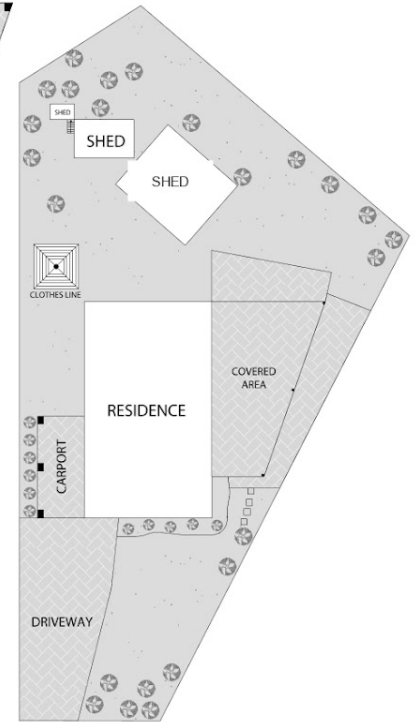


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FLOOR PLAN



3 WYE CT, WOODROFFE, NT, 0830

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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.