



22 Wentworth Avenue, Doyalson

4 1 0

## Renovate, Invest or Reimagine

Positioned in a convenient Doyalson location, this home presents an outstanding opportunity for renovators, investors or buyers seeking future potential.

Just moments from the Doyalson RSL Club & with easy access to shops, schools, transport & the Pacific Highway & M1 Motorway for easy commuting to Sydney or Newcastle.

The home offers 3 bedrooms plus a 4th bedroom or study, 1 bathroom, & off-street parking.

Inside, the original timber floorboards provide a solid foundation for a renovation, while the cosy fireplace & solar panels help reduce your energy costs. A large covered entertaining deck adds valuable outdoor living space for the whole family to enjoy.

One of the standout features is the fantastic side access, ideal for those considering a granny flat (STCA) to create an additional income stream. The generous yard is complemented by 2 garden sheds, perfect for storage or workshop use.

In need of TLC, this home offers an exciting opportunity for buyers ready to add value & unlock its full potential.

### FOR SALE

Please Call

### AGENTS

Kimberly Bell  
0410 437 031  
kbell.budgewoi@ljhooker.com.au

Damian Montgomery  
0414 856 932  
dmontgomery.budgewoi@ljhooker.com.au

### AGENCY

LJ Hooker Budgewoi | Toukley  
(02) 4390 5555

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

Key features include:

- Excellent side access &ndash; granny flat potential (STCA)
- Solar panels + cosy fireplace
- 3 bedrooms + 4th bedroom or study
- 1 bathroom + separate W/C
- Large covered entertaining deck
- Off-street car parking
- Close to Doyalson RSL, shops & transport
- Easy access to the Pacific Highway & M1 Motorway for easy commuting

If you're searching for a project with location, space & future growth, this is an opportunity not to be missed.

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Budgewoi | Toukley does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

## MORE DETAILS

Property ID	NHAHPC
Property Type	House
Land Area	733 m2
Including	Toilets (1)
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced
	Solar Panels

**Kimberly Bell 0410 437 031**

Sales - Licensed Agent | [kbell.budgewoi@ljhooker.com.au](mailto:kbell.budgewoi@ljhooker.com.au)

**Damian Montgomery 0414 856 932**

Principal, Licensed Agent, JP |

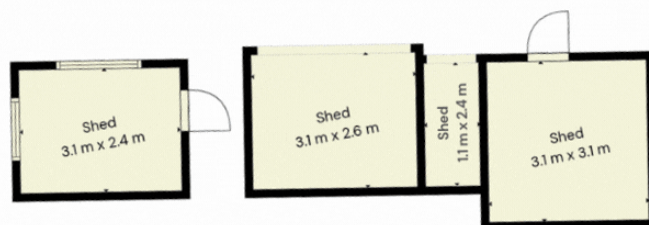
[dmontgomery.budgewoi@ljhooker.com.au](mailto:dmontgomery.budgewoi@ljhooker.com.au)

**LJ Hooker Budgewoi | Toukley (02) 4390 5555**

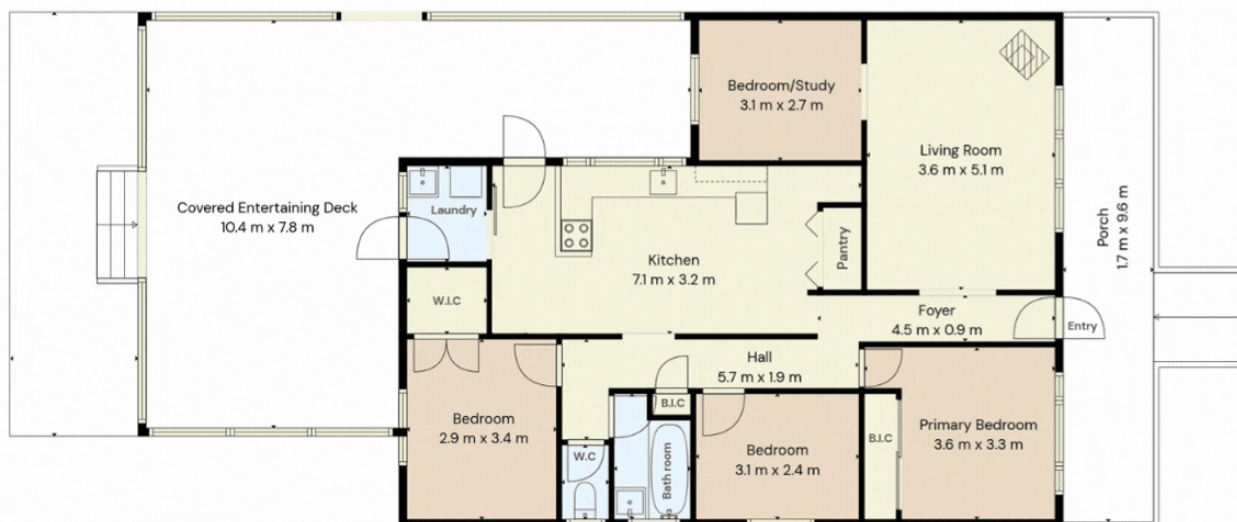
85-87 Scenic Drive, BUDGEWOI NSW 2262

[budgewoi.ljhooker.com.au](http://budgewoi.ljhooker.com.au) | [budgewoi@ljhooker.com.au](mailto:budgewoi@ljhooker.com.au)





*\*Sheds not in exact location.*



## FLOOR PLAN

All measurements are in metres and are approximate. The information provided is gathered from sources we consider reliable, but we cannot guarantee its accuracy. Interested parties should conduct their own inquiries.

# 22 Wentworth Avenue, Doyalson