



176 Waterworks Road, Dynnryne

Dynnryne - Easy Living with Leafy Convenience




Ant's "Fluff-Free" Description...

If you've been waiting for a property that's move-in ready without demanding every weekend on maintenance, here it is.

Updated, light-filled and superbly located, this home offers smart living whether you're buying, nesting or investing.

Why This Property Works:

- Prime position - just minutes to the city and University, with Waterworks Reserve up the road for your daily walk or weekend picnic.
- Single level living - practical two-bedroom layout, easy to manage and easy to love.
- Updated kitchen - fresh and functional with gas cooking and plenty of dining space (yes, you can finally seat more than two people at the table).

2  1  2 

FOR SALE

Offers over \$725,000

AGENTS

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AGENCY

LJ Hooker Pinnacle Property

(03) 6272 8177

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**

- Separate lounge - ideal for movie nights, quiet reading or an afternoon nap when no one's looking.
- Nicely refreshed - polished timber floors, fresh paintwork and a tidy feel throughout without you needing to lift a brush.
- Utility room - bonus extra space for storage, hobbies or your home office escape.
- Outdoor appeal - brand new rear deck, manageable garden and leafy surrounds, so you can enjoy the outdoors without the constant upkeep.
- Off-street parking - room for two cars, so no more parking wars.
- Under-house storage - thanks to the gentle slope, there's plenty of extra space underneath for tools, bikes or just those boxes you never quite unpack.

The Wrap-Up:

176 Waterworks Road offers the best of both worlds - an easy-care home in a cracking location. Updated where it counts, without losing its character, it's ready for you to settle in and get on with living.

Snap it up before someone else does!

Onwards and upwards to your Dynnyrne delight!

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	AVJ1F
Property Type	House
House Size	87 m2
Land Area	350 m2
Including	Air Conditioning Toilets (1) Balcony Deck Floorboards

Ant Manton 0408 621 856

Real Estate Agent | antmanton@ljhookerpinnacle.com

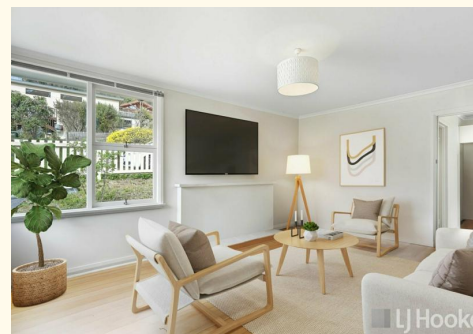
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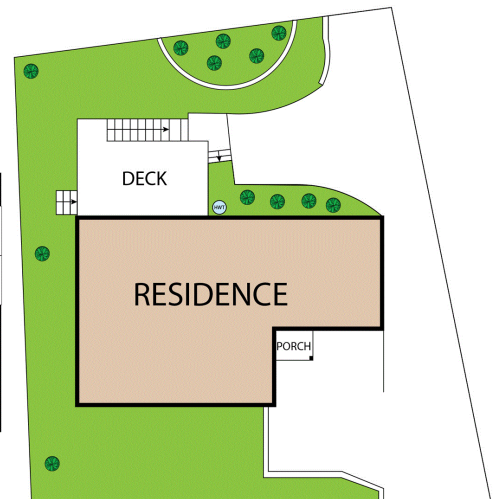
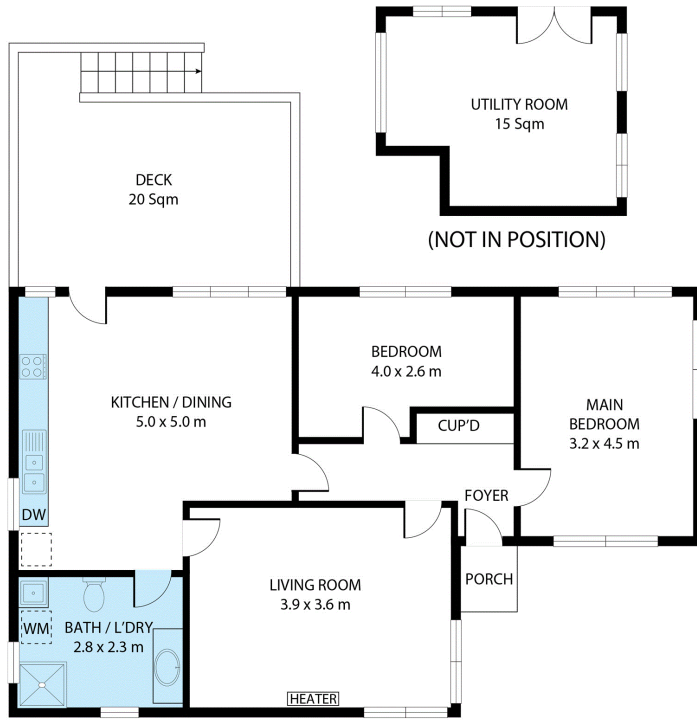
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House area: 87 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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