

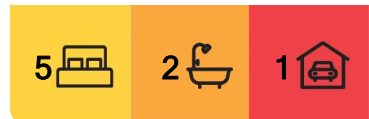
## Gwynneville, 23 Lucinda Street

### Past time paradise

Character-filled family home that has room for all! From the sunny north-facing porch you enter, down a long corridor with 4 generous bedrooms on either side, that passes the formal living room and onto a magnificent open-plan kitchen dining and family area. The big timber kitchen has a central island bench that caters for the best of home cooks.

The formal living area and family are open onto a private deck that is perfect for outdoor entertaining. Whilst the family area also opens onto a covered verandah that overlooks the rear child-safe yard. The parents' bedroom is more like a retreat, which is set on a 2nd level away from the other bedrooms. Included here are WIR and ensuite.

The home features polished floorboards, high ornate ceilings, a lock-up garage and extra off-street parking. Positioned within walking distance to 'Village shops', Beaton Park Leisure Centre, Bowling Club, school and free bus. An inspection will impress.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/UV3HQZ](http://ljhooker.com.au/UV3HQZ)

**Contact**  
**Chris Stylis**  
0419 211 331  
[chris.stylis@ljhooker.com.au](mailto:chris.stylis@ljhooker.com.au)



**LJ Hooker Wollongong**  
**02 4229 8600**

**Disclaimer:** 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.

Land size: 518 m2

Council rates: \$575.15 pq

Water rates: \$171.41 pq

## More About this Property

<b>Property ID</b>	UV3HQZ
<b>Property Type</b>	House
<b>Land Area</b>	518 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (3) Courtyard Deck Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced

**Chris Stylis 0419 211 331**

Principal - Auctioneer | [chris.stylis@ljhooker.com.au](mailto:chris.stylis@ljhooker.com.au)

**LJ Hooker Wollongong 02 4229 8600**

69 Kembla Street, WOLLONGONG NSW 2500

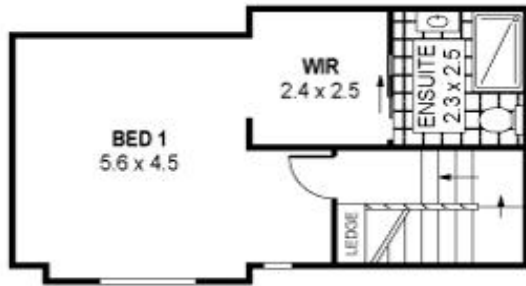
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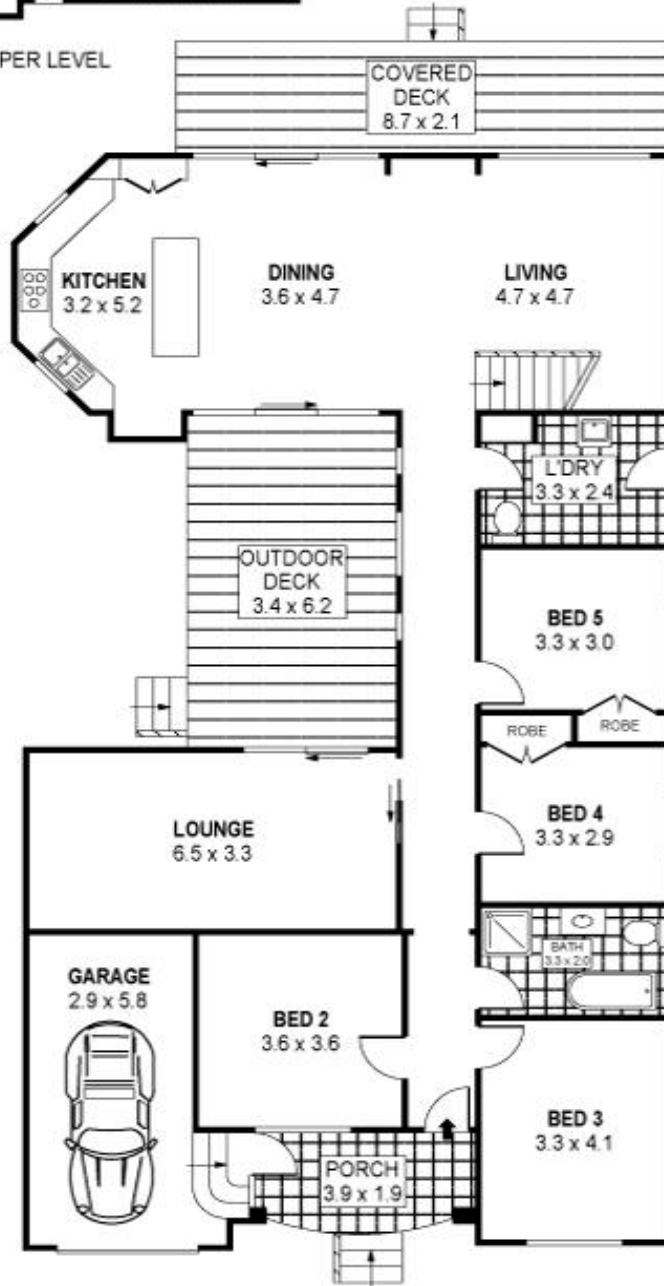
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UPPER LEVEL



GROUND LEVEL



SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref No: 109183

INT : 199m<sup>2</sup>  
EXT : 48m<sup>2</sup>  
GARAGE : 19m<sup>2</sup>

23 LUCINDA STREET

GWYNNEVILLE



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