



12 Scarlett Street, Hamlyn Terrace

## The Upgrade You Were Waiting For!




Crafted with precision & finished to an exceptional standard, this former Allworth display home delivers a refined blend of style, comfort, & effortless living.

Bathed in natural light, the open-plan living & dining zone forms the true heart of the home—anchored by a sleek, modern kitchen complete with stone benchtops & quality finishes. Whether it's everyday living or weekend entertaining, the space flows seamlessly to an expansive outdoor area designed for relaxed gatherings with family & friends.

Offering 4 generous bedrooms, each with built-in robes, the layout is both practical & flexible. The master suite provides a private retreat, complete with walk-in robe & ensuite, while a separate media room adds an extra layer of comfort.

The home is finished with zoned ducted air conditioning plus solar panels, plantation shutters, & quality inclusions throughout—delivering year-round comfort.

Perfectly positioned, you're just moments to Warnervale train station,

4  2  2 

**FOR SALE**  
Just Listed

### VIEW

Sat 23rd May @ 12:00PM - 12:30PM

### AGENTS

Kimberly Bell  
0410 437 031  
kbell.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**

the M1 motorway, well-regarded schools, shopping centres, Wyong Hospital, & the Central Coast's beautiful lakes & beaches.

This is a home that effortlessly combines display-home quality with everyday liveability—an opportunity not to be missed.

Four spacious bedrooms, Master suite with walk-in robe & ensuite  
Light-filled open plan living & dining  
Modern kitchen with stone benchtops  
Separate media room  
Zoned ducted air conditioning  
Solar Panels for energy efficiency  
Plantation shutters & downlights  
Expansive outdoor entertaining area  
Prime location close to transport, schools, shops, hospital, lakes & beaches

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## MORE DETAILS

Property ID	NNXHPC
Property Type	House
Land Area	450 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels

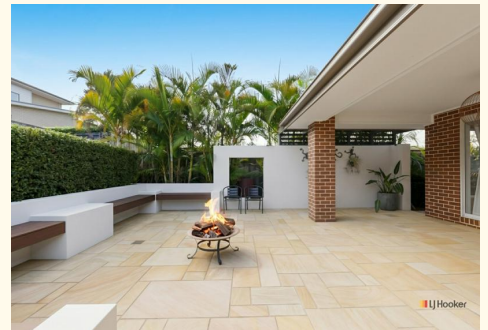
**Kimberly Bell 0410 437 031**

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

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

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## 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.

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